

Key: 4764

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.516

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|--|
| WHALEN MICHAEL T & SUSAN E 78 SCITUATE AV SCITUATE, MA 02066 | | | | 40-3-4-0 | | | | 78 SCITUATE AV | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| WHALEN MICHAEL T & SUSAN | | | | 04/16/2021 | QS | 625,000 | 54805-227 | | | | | |
| MOORE KATHLEEN & EDWARD | | | | 08/14/2015 | QS | 384,750 | 45926-276 | | | | | |
| SHEA DIANE J & MICHAEL F | | | | 01/19/2007 | QS | 340,000 | 33995-2 | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|---------|------------|---------------|-------------|---------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 23-538 | 06/21/2023 | 2 | ADDITIONS | 195,000 | | | | 0 |
| 21-1072 | 07/23/2021 | 3 | ALTERATIONS | 12,765 | 07/14/2022 | JD | 100 | 100 |
| | | 7 | OTHERS | | 03/09/2021 | JD | 100 | 100 |
| 90-127 | 04/05/1990 | 3 | ALTERATIONS | | | | 100 | 100 |
| 90-89 | 03/21/1990 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|-----|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 6,356 | OS | 1.00 | 1.00 | 1.00 | 1.00 | 440,000 | 5.50 | 100 | 1.00 | R08 1.00 | 353,160 |

| TOTAL | 6,356 SF | | ZONING | FRNT | 56 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--|--------|----------|---------|----------|---------|----------|
| Ngh | OCEANSIDE | | NOTE | | | LAND | 353,200 | 321,100 |
| Inf1 | FACTOR 100 | | | BUILDING | 256,800 | 228,500 | | |
| Inf2 | PHY 100 | | | DETACHED | 1,300 | 1,300 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 611,300 | 550,900 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 | 12 X 12 | 144 | 13.23 | 1,300 |



BLDG COMMENTS

MLS

| BUILDING | CD | ADJ | DESC | MEASURE | 7/14/2022 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/14/2022 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/9/2021 | JD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1952 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| NET AREA | 1,048 | DETAIL ADJ | 1.122 | FOUNDATION | 3 | CONT WALL | 1.00 | A | CRL | N | BSMT CRAWL | 952 | | 11.75 | 11,183 |
| \$NLA(RCN) | \$322 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 272 | | 42.24 | 11,490 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,048 | 1952 | 290.35 | 304,285 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,009.10 | 8,009 |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | | | | | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 337,929 | |
|----------------|-----------|----|
| CONDITION ELEM | CD | |
| EXTERIOR | G | |
| INTERIOR | A | |
| KITCHEN | G | |
| BATHS | A | |
| HEAT | U | |
| ELECT | U | |
| EFF.YR/AGE | 1991 / 31 | |
| COND | 25 25 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 24 % GD | 76 |
| RCNLD | \$256,800 | |

