

Key: 4765

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.517

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHEPHERD STEPHEN A TR & DELLA KLEMOVICH SHEPHERD TR 70 SCITUATE AV SCITUATE, MA 02066				40-3-5-0				70 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEPHERD STEPHEN A TR & SHEPHERD STEPHEN & DELLA				05/25/2018	F	1 (126857)					
TOBIN WILLIAM E AND EVELY				09/30/1980	QS	53,700 (63998)					
				01/01/1960	XX	(C00028036)					

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	%
01-674	11/27/2001	2	ADDITIONS				100	100
92-679	08/01/1992	3	ALTERATIONS				100	100
88-400	07/01/1988	3	ALTERATIONS				100	100
88-341	06/01/1988	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	OS 1.00	100	1.00	440,000	3.27	100	1.00	R08	1.00	363,110

TOTAL	11,021 SF	ZONING		FRNT	97	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	363,100	330,100			
Infl1	FACTOR 100		BUILDING	197,600	185,600			
Infl2	PHY 100		DETACHED	3,700	3,600			
			OTHER	0	0			
			TOTAL	564,400	519,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30		240	49.28	3,500
SHF	A	1.00	30 0.70		20	17.03	200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/4/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	548,944		
NET AREA	2,064	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,120	1910	251.39	281,557	CONDITION ELEM	CD		
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	944	1910	228.61	215,810	EXTERIOR			
				ROOF SHAPE	2	HIP	1.00	+	EPA	N	ENCLOSED PORCH	336		99.22	33,338	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	64		56.65	3,626	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY			UNITS	ADJ														EFF.YR/AGE	1952 / 70
STORIES	2	1.00														COND	64 64 %		
ROOMS	8	1.00														FUNC	0		
BEDROOMS	4	1.00														ECON	0		
BATHROOMS	2	1.00														DEPR	64 % GD 36		
# 1/2 BATHS	1	1.00														RCNLD	\$197,600		
TOT FIXTURES	6	\$6,019																	
# UNITS	1	1.00																	

