

Key: 4777

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.529

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DORAN JOHN L JR TR 19 SPAULDING AV SCITUATE, MA 02066				40-3-17-0				19 SPAULDING AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DORAN JOHN L JR TR				11/14/2022	F		57418-28				
DORAN JOHN L JR				10/18/1988	QS		8773-88				
DORAN JOHN L & FRANCES W				01/01/1945	XX		1870-387				

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	%
09-425	09/16/2009	3	ALTERATIONS	1,250	08/08/2010	SJ	100	100
08-395	08/25/2008	3	ALTERATIONS	800	07/30/2009	SJ	100	100
05-468	08/05/2005	3	ALTERATIONS	1,625	07/27/2006	SJ	100	100
93-172	04/01/1993	3	ALTERATIONS				100	100
91-422	08/16/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,229	OS 1.00	100	1.00	100	1.00	440,000	8.12	100	1.00	R08 1.00	347,050

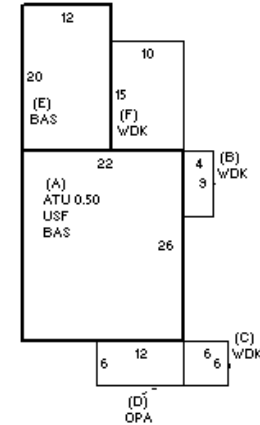
TOTAL	4,225 SF	ZONING	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	347,100	315,500		
Inf1	FACTOR 100		BUILDING	129,400	122,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	476,500	437,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/20/2003



BLDG COMMENTS		
FY12 FR- COLONIAL TO CONV		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/8/2010	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	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	404,303														
NET AREA	1,384	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	812	1920	273.33	221,945																
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	572	1920	248.57	142,179																
				ROOF SHAPE	3	GAMBREL	1.00	A	ATU	N	ATTIC UNF	286		40.70	11,640																
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	222		42.24	9,378																
				FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	72		56.65	4,079																
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063																
				HEATING/COOLING	99	N/A	1.00																								
				FUEL SOURCE	99	N/A	1.00																								
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CAPACITY				UNITS	ADJ																										
STORIES	2.5	1.00																													
ROOMS	6	1.00																													
BEDROOMS	4	1.00																													
BATHROOMS	2	1.00																													
# 1/2 BATHS	0	1.00																													
TOT FIXTURES	6	\$6,019																													
# UNITS	1	1.00																													