

Key: 4779

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.531

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MYERS MADELYN MICHELLE & S/O COSSETTE MADELYN MICHELLE 23 SPAULDING AV SCITUATE, MA 02066				40-3-19-0				23 SPAULDING AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COSSETTE MADELYN MICHELLE				01/06/2023	F	1	57577-265				
MYERS MADELYN MICHELLE & COPLEY JONATHAN C & BARBA				05/13/2021	QS	685,000	54967-229				
				06/26/2019	QS	510,000	51289-330				

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 %
21-1377	10/26/2021	3	ALTERATIONS	72,200	07/14/2022	JD	100 100
20-328	06/15/2020	3	ALTERATIONS	7,500	09/21/2020	JD	100 100
17-637	09/29/2017	3	ALTERATIONS	7,300	06/27/2018	JD	100 100
09-255	06/17/2009	2	ADDITIONS	5,000	08/09/2010	SJ	100 100
93-575	09/23/1993	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,101	OS 1.00	100	1.00	100	1.00	440,000	5.72	100	1.00	R08 1.00	352,510

TOTAL	6,098 SF	ZONING	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	352,500	320,500		
Inf1	FACTOR 100		BUILDING	368,800	328,100		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	721,500	648,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90 80 0.20	8 X 9		72	14.99	200



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/21/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/14/2022	JD
QUALITY	A	1.00	AVERAGE [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
NET AREA	1,580	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		57.21	32,726
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	728	1920	239.96	174,690
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	852	1920	263.87	224,815
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	168		38.40	6,451
ROOMS	7	1.00		FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	156		51.50	8,034
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
BATHROOMS	2	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04								
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	6	\$5,990													
# UNITS	1	1.00													

TOTAL RCN	460,945	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	V
		BATHS	A
		HEAT	U
		ELECT	U
EFF.YR/AGE	2002 / 20		
COND	18 18 %		
FUNC	0		
ECON	0		
DEPR	20 % GD 80		
RCNLD	\$368,800		

