

Key: 4780

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.532

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MARTIN NICHOLAS J & CHRISTINE M 25 SPAULDING AV SCITUATE, MA 02066				40-3-20-0				25 SPAULDING AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MARTIN NICHOLAS J & TORMAN ZACHARY RAND & KATZ PHILLIP H TR &				09/03/2020	QS	723,000	53377-337					
				09/15/2017	QS	601,000	48928-234					
				12/26/2012	F	1	42454-125					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,915 OS	1.00	100	1.00	440,000	5.08	100	1.00	R08	1.00	354,540

TOTAL	6,915 SF	ZONING	FRNT	175	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	354,500	322,300
Inf1	FACTOR 100		BUILDING	569,000	506,400		
Inf2	PHY 100		DETACHED	5,900	5,600		
			OTHER	0	0		
					<b>TOTAL</b>	<b>929,400</b>	<b>834,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	18 X 12	1985	216	54.75	5,900



BLDG COMMENTS		
MLS		

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/28/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	10/5/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	2,363	DETAIL ADJ	1.236
\$NLA(RCN)	\$309	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.75	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		9	\$10,679
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	572		13.54	7,742
+	USF	L	UPPER STORY FIN	1,215	1910	264.14	320,933
+	WDK	N	WOOD DECK	604		46.08	27,833
C	BMU	N	BSMT UNFINISHED	228		60.63	13,823
+	BAS	L	BASE AREA	1,148	1910	290.46	333,448
I	OPA	N	OPEN PORCH	64		61.80	3,955
F31	O		FPL 3S 1OP	1		11,036.40	11,036
GEN	O		GENERATOR	1		0.00	

TOTAL RCN	729,449
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$569,000

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	%
02-611		7	OTHERS		06/27/2018	JD	100	100
93-703	10/10/2002	3	ALTERATIONS		03/29/2004	PJB	100	100
	11/23/1993	3	ALTERATIONS				100	100
		3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

