

Key: 4788

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.540

LEGAL

CURRENT OWNER					PARCEL ID					LOCATION				
JOHNSTON ROBERT & MICHELLE 14 SPAULDING AV SCITUATE, MA 02066					46-13-11-0					14 SPAULDING AV				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
JOHNSTON ROBERT & MICHELL					03/12/2021	U	605,000	(131692)						
BIRKEVAAG DAVID &					02/28/2003	QS	385,000	(102884)						
NAYLOR KAREN W & COOPER R					09/29/2000	QS	186,500	(L00098151)						

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	%
		7	OTHERS		07/19/2022	JD	100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,897	OS 1.00	100	1.00	440,000	5.91	100	1.00	R08	1.00	351,970

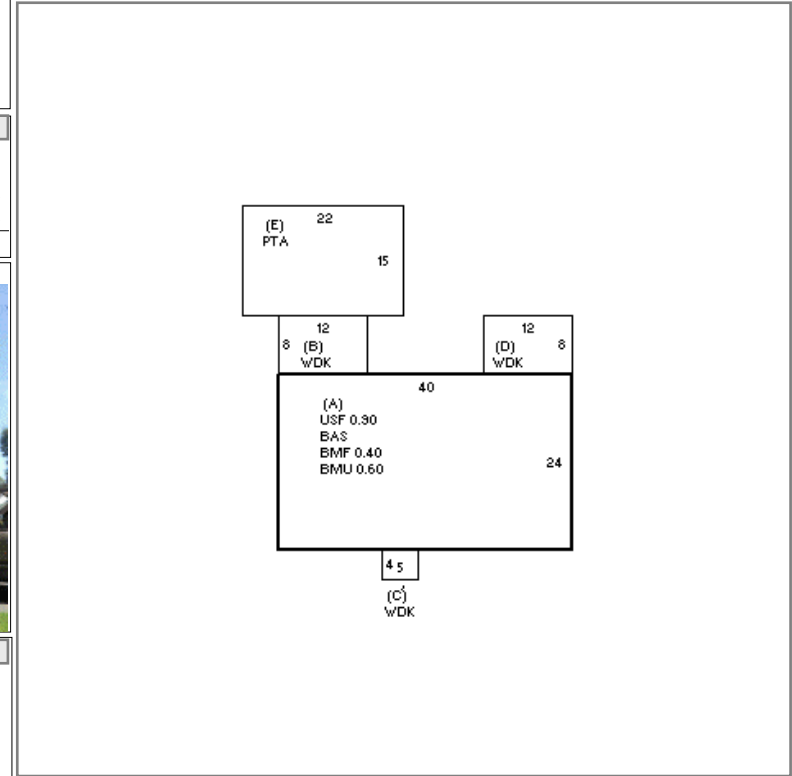
TOTAL	5,897 SF	ZONING	FRNT 195	ASSESSED		CURRENT		PREVIOUS	
Ngh	OCEANSIDE	N O T E	IN M40	LAND	352,000	320,000			
Infl1	FACTOR 100			BUILDING	429,100	381,700			
Infl2	PHY 100			DETACHED	1,000	900			
				OTHER	0	0			
				<b>TOTAL</b>	<b>782,100</b>	<b>702,600</b>			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 9 X10		90	15.29	1,000



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,824	DETAIL ADJ	1.122
\$NLA(RCN)	\$290	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,925	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		52.47	30,223
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	384		73.66	28,284
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	960	1976	253.14	243,019
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	864	1976	230.21	198,900
FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	212		42.24	8,955
INT FINISH	1	PLASTER	1.00	E	PTA	N	PATIO	330		16.39	5,409
HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		9,062.90	9,063
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	529,777
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2003 / 19
COND	18 18%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$429,100