

Key: 4838

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.589

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CARROLL ROBERT L TR & THRIFT ANGELA ELLIS TR 4 EVANGELINE DR SCITUATE, MA 02066				44-2-13-0				4 EVANGELINE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARROLL ROBERT L TR & CARROLL ROBERT L				11/17/2020	F	100	53833-347				
SHEERIN PAUL L & ALISON M				04/08/2015	QS	870,000	45414-228				
				01/20/2012	P	267,500	40875-234				

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	%
14-141	04/01/2015	3	ALTERATIONS	20,000	08/04/2015	SJ	100	100
11-795		1	NEW CONST	340,000	06/07/2012	SJ	100	100
SS2013-01		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,020	SC	1.00	100	1.00	100	1.00	R05	1.10		415,560

DETACHED

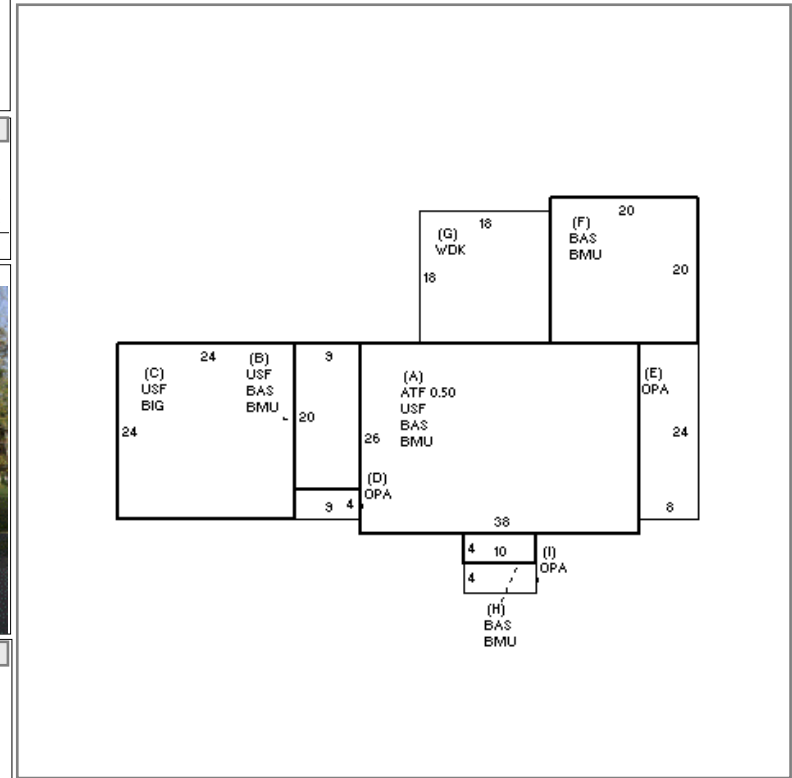
TOTAL	20,020 SF	ZONING	FRNT	94	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E ...LOT 1	LAND	415,600	377,800		
Inf1	FACTOR 100		BUILDING	1,025,500	894,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,441,100	1,272,300		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2012	SJ
MODEL	1		RESIDENTIAL	LIST	6/7/2012	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

PHOTO 10/10/2013

BLDG COMMENTS
xtra shower



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YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,139,491
NET AREA	3,846	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,608		58.88	94,681		
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,608	2012	267.64	430,363		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,744	2012	243.39	424,469		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	494	2012	172.92	85,424		
				FLOOR COVER	12	COMB	1.00	C	BIG	N	BUILT-IN GARAGE	576		62.09	35,764		
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	268		72.10	19,323		
				HEATING/COOLING	11	HW/COOL AIR	1.04	G	WDK	N	WOOD DECK	324		53.76	17,419		
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		10,193.40	10,193			
								WPL	O	WHIRLPOOL-ADD	1		3,218.60	3,219			

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$1,025,500
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