

Key: 4862

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.613

LEGAL

LAND

DETACHED

BUILDING

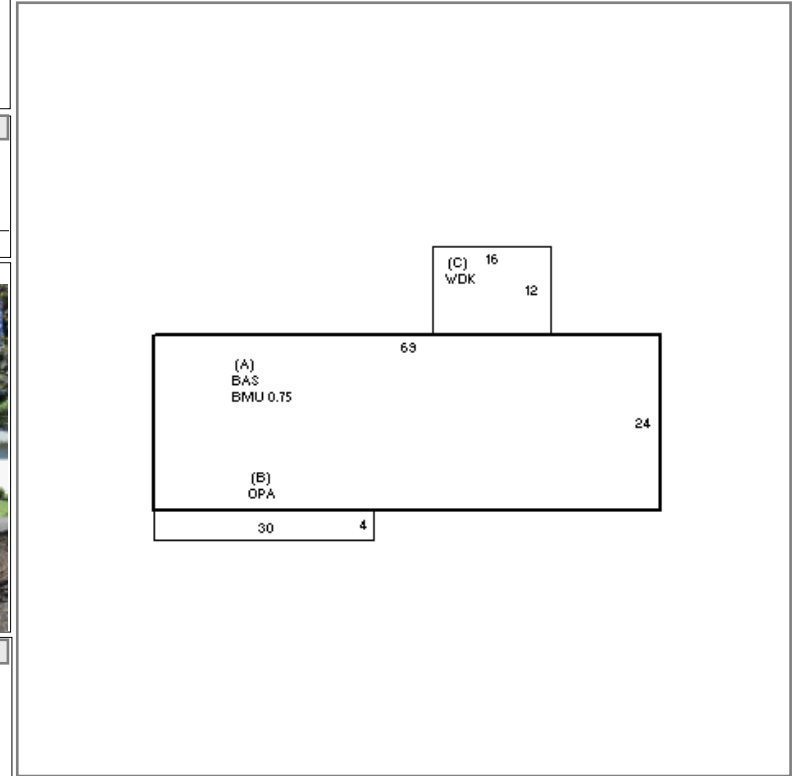
CURRENT OWNER				PARCEL ID				LOCATION			
ROY CHRISTOPHER 90 ELM ST SCITUATE, MA 02066				44-3-40-0				90 ELM ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROY CHRISTOPHER				01/31/2013	QS	487,000		42621-59			
PESTONE WILLIAM				11/19/2012	U	250,000		42260-167			
BJORKLUND J STEPHEN TR &				08/27/2012	U	150,000		41852-34			

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	%
12-542	09/18/2012	3	ALTERATIONS	42,000	08/05/2013	SJ	100	100
		3	ALTERATIONS				10	10

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,266	SC	1.00	100	1.00	100	1.00	R03	0.90		344,150

TOTAL	23,266 SF	ZONING	FRNT	334	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	344,200	330,200		
Inf1	FACTOR 100		BUILDING	352,500	317,300		
Inf2	PHY 100		DETACHED	7,300	7,000		
			OTHER	0	0		
			TOTAL	704,000	654,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	60 0.40		418	43.72	7,300



BUILDING	CD	ADJ	DESC	MEASURE	8/25/2013	SJ
MODEL	1		RESIDENTIAL	LIST	8/25/2013	
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424,734
NET AREA	1,656	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,242		49.00	60,853		
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,656	1956	203.55	337,074		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	120		56.65	6,798		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	192		42.24	8,110		
				FLOOR COVER	14	COMB	1.00	F11	O	O	FPL 1S 1OP	1		8,009.10	8,009		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2005 / 17
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$352,500