

Key: 4874

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.625

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LARKIN VICTORIA I.C. TRS 38 ELM ST SCITUATE, MA 02066				44-3-53-0				38 ELM ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LARKIN VICTORIA I.C. TRS				12/07/2009	F	1 38001-337					
LARKIN DONALD & VICTORIA				01/01/1967	QS	3322-152					
TOLAN PETER J & SHIRLEY A				01/01/1960	XX	2696-117					

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	%
07-058	02/05/2007	2	ADDITIONS	62,225	07/16/2007	SJ	100	100
96-342	11/29/1996	3	ALTERATIONS				100	100
94-494	10/11/1994	3	ALTERATIONS				100	100
94-151	04/29/1994	3	ALTERATIONS				100	100

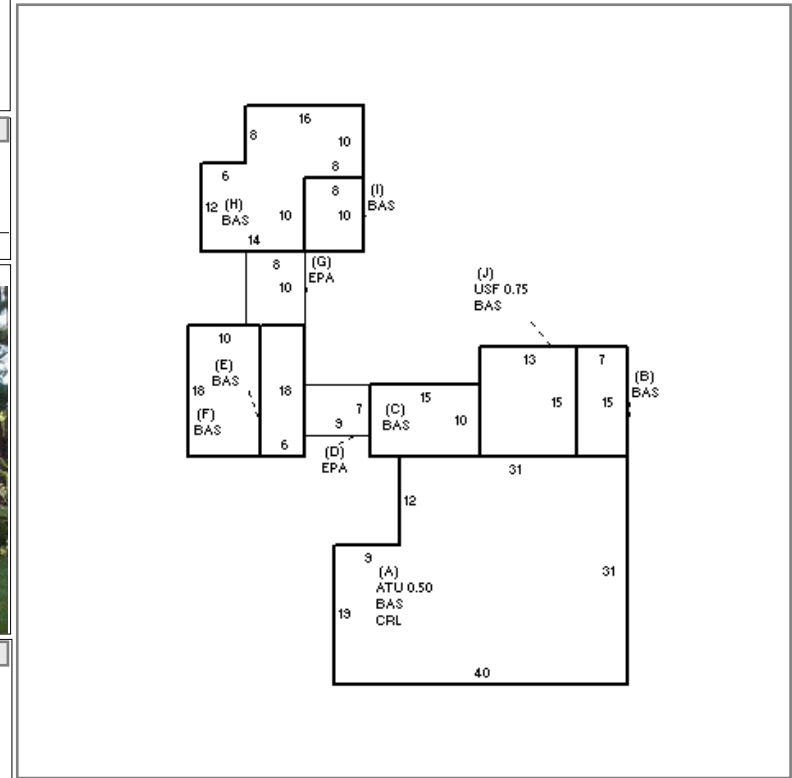
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,734	SC	1.00	100	1.00	100	1.00	R03	0.90		342,210

TOTAL	21,736 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	342,200	328,400		
Inf1	FACTOR 100		BUILDING	448,800	405,400		
Inf2	PHY 100		DETACHED	7,300	7,000		
			OTHER	0	0		
			<b>TOTAL</b>	<b>798,300</b>	<b>740,800</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		372	50.50	5,600
SHF	A	1.00	10 0.90		140	13.34	1,700



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/14/2015	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%]			



DETACHED

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	650,478																
NET AREA	2,408	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	1,132		11.20	12,676																		
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATU	N	ATTIC UNF	566		40.70	23,036																		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,067	1920	243.28	502,857																		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	EPA	N	ENCLOSED PORCH	143		99.22	14,189																		
				FLOOR COVER	2	SOFTWOOD	1.00	J	BAS	L	BASE AREA	195	2007	243.28	47,440																		
				INT FINISH	1	PLASTER	1.00	J	USF	L	UPPER STORY FIN	146	2007	221.24	32,300																		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O		FPL 1S 1OP	1		8,009.10	8,009																		
				FUEL SOURCE	99	N/A	1.00																										
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