

Key: 4875

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.626

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DONOVAN JOSEPH P & LAURA T 34 ELM ST SCITUATE, MA 02066				44-3-54-0				34 ELM ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DONOVAN JOSEPH P & LAURA				09/14/2007	QS	445,000		35078-290			
TENNEY DONALD Y & MARTHA				05/14/1986	QS	164,900		6770-229			
EWANOUSKI MICHAEL A & KIM				09/27/1984	XX	5802-309					

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	%
01-610	10/19/2001	3	ALTERATIONS				100	100
96-162	04/01/1996	3	ALTERATIONS				100	100
90-429	07/23/1990	3	ALTERATIONS				100	100

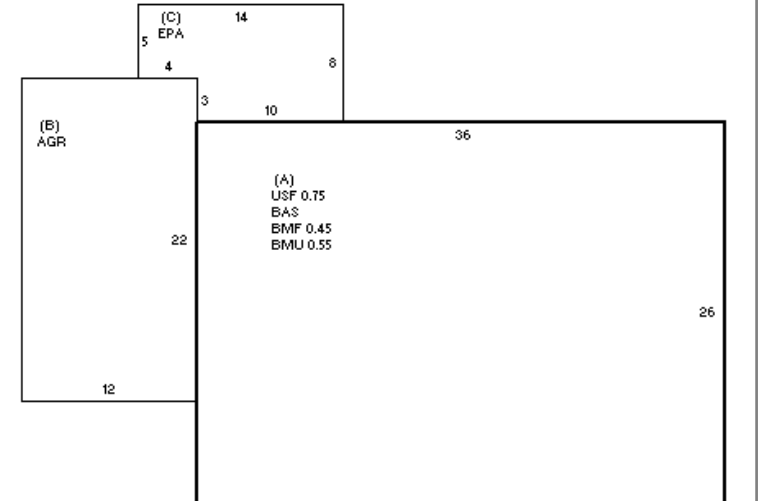
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,192	SC	1.00	100	1.00	100	1.00	R03	0.90		340,220

TOTAL	20,192 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,200	326,500		
Inf1	FACTOR 100		BUILDING	202,600	188,500		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	543,000	515,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200



BUILDING

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	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,507		
NET AREA	1,638	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	515		48.08	24,760	CONDITION ELEM	CD		
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	421		67.49	28,414	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	936	1949	235.34	220,274	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	702	1949	214.01	150,236	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	B	AGR	N	ATT GARAGE	264		53.94	14,239	BATHS			
				INT FINISH	1	PLASTER	1.00	C	EPA	N	ENCLOSED PORCH	100		90.20	9,020	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	O	FPL 1S 10P	1		7,281.00	7,281	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1956 / 66
																		COND	56 56 %
																		FUNC	0
																		ECON	0
																		DEPR	56 % GD 44
																		RCNLD	\$202,600