

Key: 490

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 433

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER												PARCEL ID				LOCATION			
SOLFISBURG ERIC W & CHRISTINA M 19 PINEVIEW DR SCITUATE, MA 02066												36-5-3-0				19 PINEVIEW DR			
TRANSFER HISTORY												DOS	T	SALE PRICE		BK-PG (Cert)			
												01/07/2020	QS	682,500		52196-116			
												07/30/1991	A	132,000		10403-55			
												07/16/1990	XX	9881-281					

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	%
91-712	11/25/1991	7	OTHERS		07/20/2021	JD	100	100
90-10	01/16/1990	2	ADDITIONS				100	100
03-072803		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.162	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	3,210

TOTAL	1.081 Acres			ZONING	FRNT	186		ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE			NOTE			LAND	407,300	370,400	
Inf1	FACTOR 100				BUILDING	447,900	415,700			
Inf2	PHY 100				DETACHED	5,100	4,900			
							OTHER	0	0	
							TOTAL	860,300	791,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		96	14.95	1,000
HTB	A	1.00	20 0.80		1	5,181.80	4,100

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	630,779		
NET AREA	2,740	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,188		45.01	53,466				
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,188	1963	195.23	231,939				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,552	1963	177.55	275,550				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	216		14.90	3,218				
				FLOOR COVER	24	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	616		42.87	26,407				
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	386		38.40	14,822				
				HEATING/COOLING	2	HOT WATER	1.02	G	OPA	N	OPEN PORCH	32		51.50	1,648				
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
													GEN	O	GENERATOR	1	0.00		
													KIT	O	XTRA KITCHEN	1	6,514.00	6,514	

PHOTO 07/21/2021

BLDG COMMENTS
MLS

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1975 / 47	
COND	29	29%
FUNC	0	
ECON	0	
DEPR	29	% GD 71

RCNLD	\$447,900
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