

Key: 4957

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.706

LEGAL

LAND

DETACHED

BUILDING

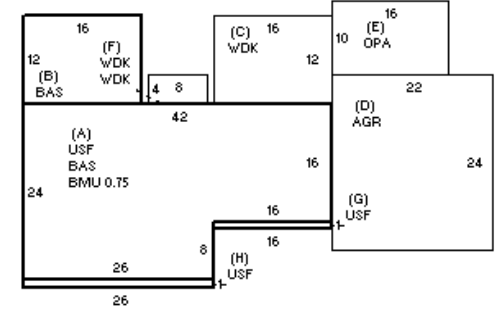
CURRENT OWNER				PARCEL ID				LOCATION			
CURTIS JOHN L & SARA R 55 STRAWBERRY LN SCITUATE, MA 02066				34-31-13-0				55 STRAWBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CURTIS JOHN L & SARA R				08/20/2019	QS	522,000	51530-217				
MCCARTHY JOHN D				04/20/2017	F	1	48330-129				
MCCARTHY MARYLOU				10/27/2011	F	1	40499-193				

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	%	

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,463	SC 1.00	100	1.00	396,000	1.83	100	1.00	R04	0.90	340,560

TOTAL	20,473 SF	ZONING	FRNT 104	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M33	LAND	340,600	326,800
Infl1	FACTOR 100			BUILDING	308,600	285,700
Infl2	PHY 100			DETACHED	500	500
				OTHER	0	0
				TOTAL	649,700	613,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/18/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/3/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,994	DETAIL ADJ	1.020
\$NLA(RCN)	\$242	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,080	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	660		54.10	35,705
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,072	1957	205.77	220,586
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	256		38.40	9,830
ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	528		43.53	22,982
FLOOR COVER	14	COMB	1.00	E	OPA	N	OPEN PORCH	160		51.50	8,240
INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	922	1957	187.13	172,530
HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		8,239.00	8,239
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	482,192
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$308,600