

Key: 4959

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.708

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CURRENT OWNER				PARCEL ID				LOCATION				
ASHLEY NICHOLAS QUINN & O'DONNELL KELSEY ELIZABETH				34-31-15-0				63 STRAWBERRY LN				
63 STRAWBERRY LN SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ASHLEY NICHOLAS QUINN & CLEVERLY DAWN				01/28/2021	QS	566,000	54288-64	
				WILLMOTT DAVID N				02/02/2016	U	255,000	46556-249	
								04/23/2002	A	138,750	21947-120	

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	%
22-0371	04/12/2022	3	ALTERATIONS	39,375	07/11/2022	JD	100	100
21-339	04/02/2021	3	ALTERATIONS	6,000	07/20/2021	JD	100	100
18-725	10/17/2018	3	ALTERATIONS	1,250	07/29/2019	JD	100	100
16-441	08/05/2016	3	ALTERATIONS	28,500	07/13/2017	SJ	100	50
16-441	08/05/2016	3	ALTERATIONS	28,500	08/27/2018	JD	100	100

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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,613	SC 1.00	100	1.00	396,000	1.82	100	1.00	R04	0.90	340,770

TOTAL	20,613 SF	ZONING	FRNT	290	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M33		LAND	340,800	327,000
Infl1	FACTOR 100		BUILDING	219,600	203,300		
Infl2	PHY 100		DETACHED	1,500	1,400		
			OTHER	0	0		
					TOTAL	561,900	531,700

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 X 12		120	13.93	1,500



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	7/29/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/29/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/11/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,176	DETAIL ADJ	1.000
\$NLA(RCN)	\$267	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,400
# 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	BMF	N	BSMT FINISH-SEP	346		80.14	27,728
EXT COVER	1	WD SHINGLES	1.00	A	BMU	N	BSMT UNFINISHED	230		57.09	13,130
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	576	1957	227.45	131,013
ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	600	1957	206.85	124,107
FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	185		38.40	7,104
INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP		1		8,239.00	8,239
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	313,721
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$219,600

