

Key: 498

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 442

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
BIGELOW PATRICK & LANITTO MEGAN 23 MAPLE ST SCITUATE, MA 02066				36-4-3-0				23 MAPLE ST			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				BIGELOW PATRICK & HARRIMAN MICHAEL J & BODNER CHRISTIAN				12/29/2014	QS	571,000	45094-328
						09/30/2005	QS	595,000	31444-90		
						02/21/2001	F	23,500	19397-27		

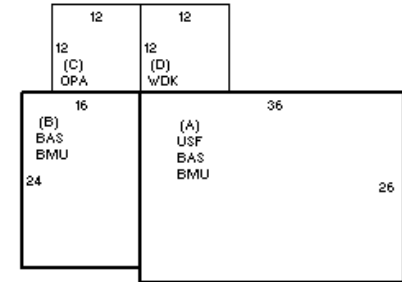
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-69	02/06/2015	3	ALTERATIONS	25,000	07/27/2015	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.044	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	740

TOTAL	41,905 SF	ZONING	W. SCITUATE	FRNT	180	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	344,200	312,900		
Infl1	FACTOR 100		BUILDING	416,000	385,800			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	760,200	698,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2011	MR
MODEL	1		RESIDENTIAL	LIST	9/28/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
SALES REVIEW

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	526.607			
NET AREA	2,256	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,320		43.87	57,906	CONDITION ELEM	CD			
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,320	1984	201.26	265,657	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1984	183.02	171,307	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	144		51.50	7,416	KITCHEN				
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	144		38.40	5,530	BATHS				
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982	HEAT				
				HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 1OP	1		7,281.00	7,281	ELECT				
				FUEL SOURCE	99	N/A	1.00		GEN	O	GENERATOR	1		0.00						
																	EFF.YR/AGE	2000 / 22		
																	COND	20 20 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	21	% GD	79
																	RCNLD	\$416,000		