

Key: 4984

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.733

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CURRENT OWNER				PARCEL ID				LOCATION				
COLE DAVID J & ELAINE L S/O HYLAND AIDAN CHRISTOPHER & 31 KINGS WAY SCITUATE, MA 02066				33-7-82-0				31 KINGS WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HYLAND AIDAN CHRISTOPHER				07/31/2023	QS	975,000	(135696)					
COLE DAVID J & ELAINE L				03/26/1998	QS	277,000	(93014)					
MARSHALL DONALD G & KATHL				10/29/1985	QS	178,000	72275-0					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC 1.00	100	1.00	396,000	1.87	100	1.00	R04	0.90	339,960

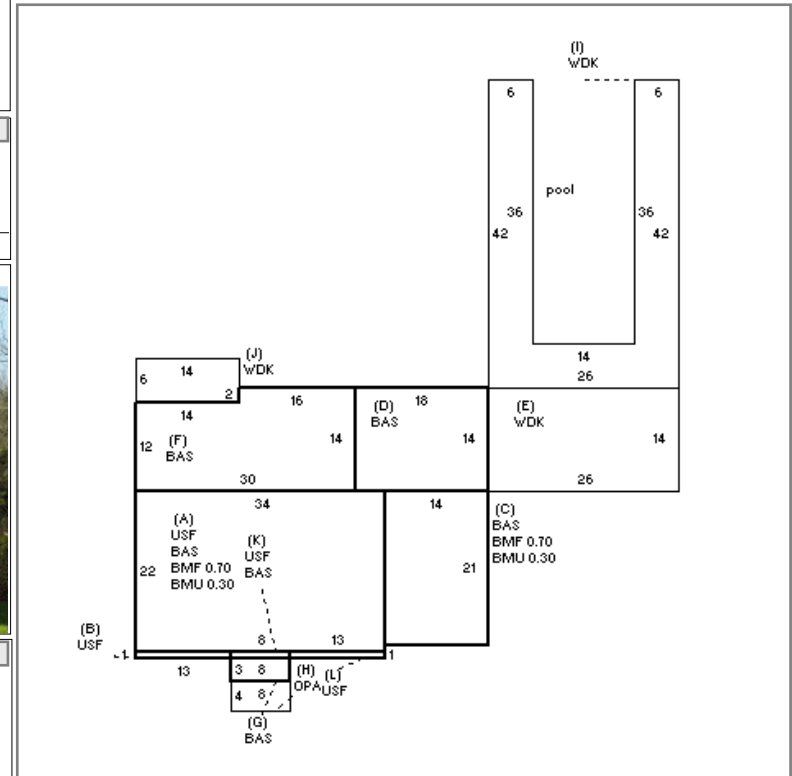
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SJ	05/01/2012	7	OTHERS		06/10/2022	JD	100	100
04-182	04/07/2004	3	ALTERATIONS	15,600	07/24/2012	SJ	100	100
98-152	04/21/1998	2	ADDITIONS	22,700	08/16/2005	SJ	100	100
97-55	02/18/1997	3	ALTERATIONS				100	100

TOTAL	19,994 SF	ZONING	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	551,900	516,900		
Inf2	PHY 100		DETACHED	1,800	1,700		
			OTHER	0	0		
			TOTAL	893,700	844,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600
SHF	A	1.00	20 0.80		100	14.74	1,200



BLDG COMMENTS
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BUILDING	CD	ADJ	DESC	MEASURE	4/30/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/30/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/16/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	681,324			
NET AREA	2,500	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	313		51.26	16,046	CONDITION ELEM	CD			
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BMF	N	BSMT FINISH-SEP	729		71.97	52,463	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	782	1968	201.98	157,948	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,694	1968	222.10	376,244	KITCHEN	V			
				FLOOR COVER	34	COMB	1.00	+	WDK	N	WOOD DECK	1,036		42.24	43,760	BATHS	G			
				INT FINISH	1	PLASTER	1.00	G	BAS	L	BASE AREA	24	2005	222.11	5,331	HEAT	A			
				HEATING/COOLING	11	HW/COOL AIR	1.04	H	OPA	N	OPEN PORCH	32		56.65	1,813	ELECT	U			
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740					
													F21	O	FPL 2S 1OP	1	9,062.90	9,063		
													FPL	O	FIREPLACE	1	8,594.30	8,594		
													EFF.YR/AGE		2003 / 19					
													COND		18 18 %					
													FUNC		0					
													ECON		0					
													DEPR		19 % GD		81			
													RCNLD				\$551,900			