

Key: 4985

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.734

LEGALS

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
GHERGUROVICH MEGAN & CRONIN STEPHEN 37 KINGS WAY SCITUATE, MA 02066				33-7-81-0				37 KINGS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GHERGUROVICH MEGAN & GHERGUROVICH JEAN C				08/31/2021	A	625,000	(132602)				
GHERGUROVICH FRANK & JEAN				05/28/2003	F		(103369)				
				03/05/1987	QS	222,000	74836-				

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	%
91-306	07/05/1991	3	ALTERATIONS				100	100

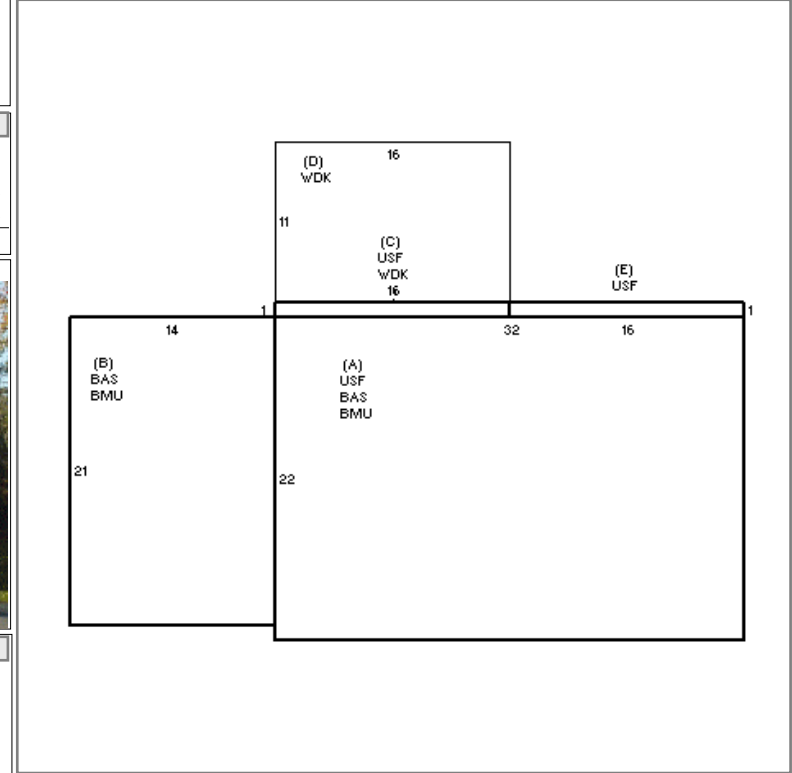
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,187	SC 1.00	100	1.00	396,000	1.70	100	1.00	R04	0.90	342,790

TOTAL	22,187 SF	ZONING	FRNT 309	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE was 8 LOTUS AV; CORNER LOT	LAND	342,800	328,900	
Inf1	FACTOR 100		BUILDING	343,300	318,200	
Inf2	PHY 100		DETACHED	0	0	
			OTHER	0	0	
			TOTAL	686,100	647,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/19/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,734	DETAIL ADJ	1.020
\$NLA(RCN)	\$268	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	\$4,488	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	998		51.91	51,810
+	BAS	L	BASE AREA	988	1968	232.50	232,032
+	WDK	N	WOOD DECK	192		42.24	8,110
+	USF	L	UPPER STORY FIN	736	1968	211.43	155,614
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	463.857
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$343,300