

Key: 4995

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.744

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CONSTANTINIDES CONSTANTINE & S/O CONSTANTINIDES CONSTANTINE				33-7-108-0				25 LOTUS AV			
25 LOTUS AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				CONSTANTINIDES CONSTANTIN				07/24/2023	F		10 (135672)
				CONSTANTINIDES CONSTANTIN				02/21/1985	QS		(70843)
				PAUFF GEORGE W AND ELVA R				01/01/1977	XX		(C00057421)

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 %
93-365	06/29/1993	2	ADDITIONS				100 100

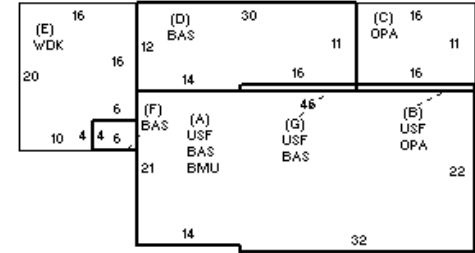
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,193	SC 1.00	100	1.00	396,000	1.85	100	1.00	R04	0.90	340,220

TOTAL	20,212 SF	ZONING	FRNT 211	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,200	326,500	
Infl1	FACTOR 100		BUILDING	446,100	414,000	
Infl2	PHY 100		DETACHED	0	0	
			OTHER	0	0	
TOTAL			TOTAL	786,300	740,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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%]			

BLDG COMMENTS

LOADING

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	602,896		
NET AREA	2,412	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	998		51.91	51,810	CONDITION ELEM	CD		
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,030	1967	199.17	205,146	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	192		56.65	10,877	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,382	1967	219.02	302,679	KITCHEN			
				FLOOR COVER	34	COMB	1.00	E	WDK	N	WOOD DECK	296		42.24	12,503	BATHS			
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT			
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE	1985 / 37
																	COND	26 26 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	26 % GD 74	
																	RCNLD	\$446,100	