

Key: 4996

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.745

LEGAL

LAND

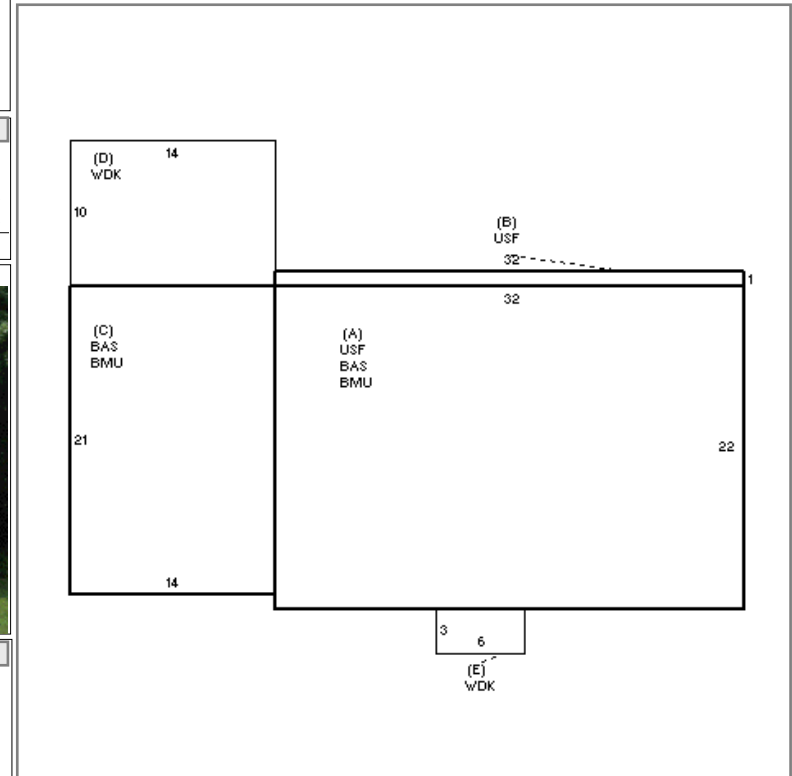
CURRENT OWNER				PARCEL ID				LOCATION				
TOWNSEND PATRICK SHAWN & ROCHA-PERREAU JENNIFER C				33-7-109-0				31 LOTUS AV				
31 LOTUS AV SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				TOWNSEND PATRICK SHAWN & JUDGE FRANCIS M JR & DENI				01/28/2021	QS	725,000	(131475)	
				SOUTHWORTH WILLIAM W & GA				07/30/2007	QS	482,500	(110874)	
								05/18/1979	QS		(61897)	

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	%
20-464	08/04/2020	3	ALTERATIONS	165,000	07/19/2021	JD	100	100
		2	ADDITIONS		05/31/2005	SJ	100	100
04-360	06/12/2004	3	ALTERATIONS	10,502	08/02/2004	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,470	SC	1.00	100	1.00	100	1.00	R04	0.90		340,580

TOTAL	20,473 SF	ZONING	FRNT	146	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,600	326,800		
Inf1	FACTOR 100		BUILDING	409,000	379,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	749,600	706,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2021	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		
MLS		

DETACHED

BUILDING

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	470,108	
NET AREA	1,734	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	998		51.91	51,810	CONDITION ELEM	CD	
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	998	1967	237.06	236,581	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	736	1967	215.58	158,664	INTERIOR	V	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	158		42.24	6,674	KITCHEN	V	
				FLOOR COVER	34	COMB	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740	BATHS	V	
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT	U	
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U	
				FUEL SOURCE	2	GAS	1.00											
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	\$4,576															
# UNITS		1	1.00															
EFF.YR/AGE 2009 / 13																		
COND 13 13 %																		
FUNC 0																		
ECON 0																		
DEPR 13 % GD 87																		
RCNLD \$409,000																		