

Key: 5390

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.121

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LALUMIERE JOHN L & MAUREEN TRS 22 WALNUT AV SCITUATE, MA 02066				45-13-1-0				22 WALNUT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LALUMIERE JOHN L & MAUREE				07/08/2019	F		1 (128784)				
LALUMIERE JOHN & MAUREEN				01/01/1969	QS		(42470)				
FINNERAN THOMAS H & DOROT				01/01/1959	XX		(C00026292)				

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	%
09-138	04/24/2009	3	ALTERATIONS	11,000	08/04/2009	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,029	HBR 1.00	100	1.00	100	1.00	506,000	2.79	100	1.00	R03 1.15	421,760

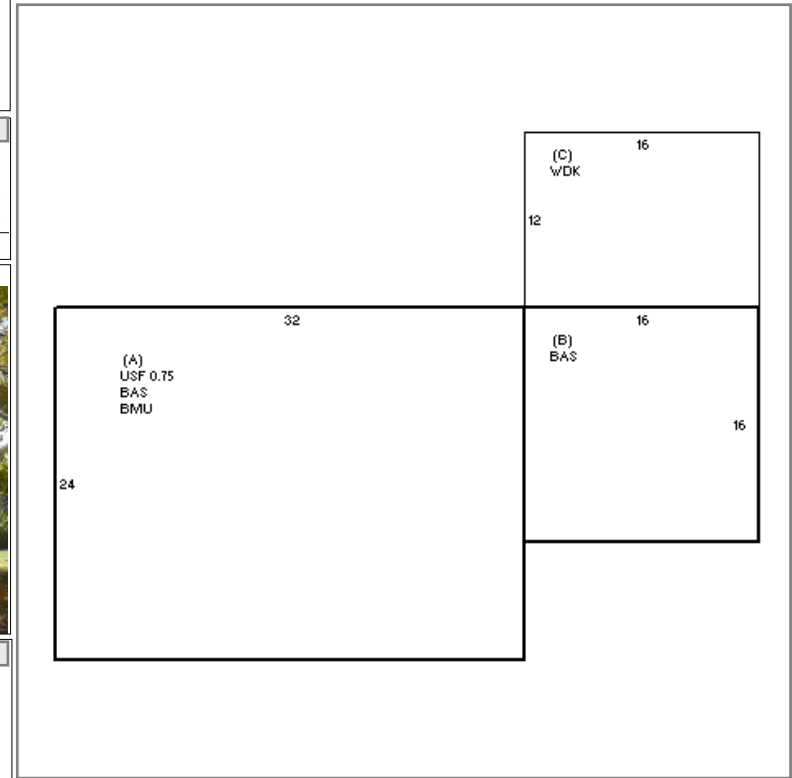
TOTAL	13,029 SF	ZONING	HARBOR	FRNT	244	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	421,800	383,400			
Inf1	FACTOR 100		BUILDING	296,100	267,300			
Inf2	PHY 100		DETACHED	400	300			
			OTHER	0	0			
			TOTAL	718,300	651,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2009	SJ
MODEL	1		RESIDENTIAL	LIST	8/4/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,600	DETAIL ADJ	1.133
\$NLA(RCN)	\$268	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,438
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.24	39,349
A	USF	L	UPPER STORY FIN	576	1957	217.20	125,105
+	BAS	L	BASE AREA	1,024	1957	238.84	244,568
C	WDK	N	WOOD DECK	192		38.40	7,373
F11	O		FPL 1S 1OP	1		7,281.00	7,281
GEN	O		GENERATOR	1		0.00	

TOTAL RCN	429,114
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$296,100