

Key: 5398

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.129

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FERRY JOHN T JR & CLEARY KATHLEEN A 19 WALNUT AVENUE SCITUATE, MA 02066				45-14-11-0				19 WALNUT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FERRY JOHN T JR & YARIAN JACQUELYNN B				12/31/1987	QS	155,000	(76469)				
FENTON RICHARD G & BARBAR				01/01/1978	XX		(C00059019)				
				01/01/1967	XX		(C00039749)				

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	%
98-172	04/29/1998	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,500	HBR 1.00	100	1.00	100	1.00	506,000	3.13	100	1.00	R03 1.15	418,630

TOTAL	11,500 SF	ZONING		FRNT	97	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	418,600	380,600			
Inf1	FACTOR 100		BUILDING	361,500	340,000			
Inf2	PHY 100		DETACHED	5,700	5,400			
			OTHER	0	0			
			TOTAL	785,800	726,000			

DETACHED

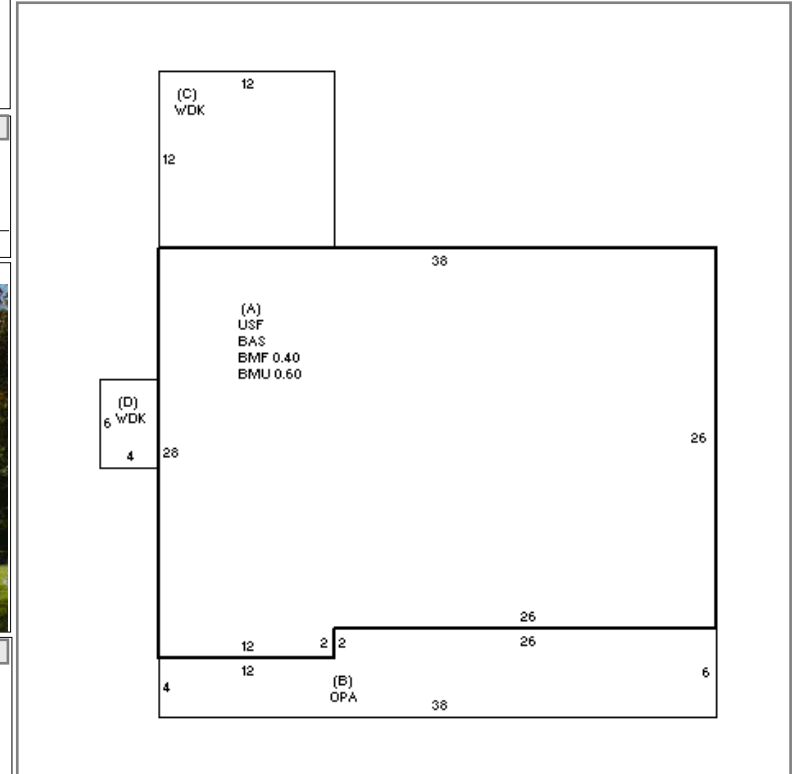
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	60 0.40		288	49.28	5,700



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2010	PL
MODEL	1		RESIDENTIAL	LIST	5/22/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	2,024	DETAIL ADJ	1.000
\$NLA(RCN)	\$259	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	9	\$7,920	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	607		51.68	31,371
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	405		72.55	29,383
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,012	1957	221.21	223,868
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,012	1957	201.17	203,584
FLOOR COVER	14	COMB	1.00	B	OPA	N	OPEN PORCH	204		56.65	11,557
INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	168		42.24	7,096
HEATING/COOLING	1	FORCED AIR	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	523,841
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	\$361,500