

Key: 5400

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.131

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FIDDLER EDWARD J & DIAZ MARIE A 22 LINDEN AVENUE SCITUATE, MA 02066				45-14-1-0				22 LINDEN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FIDDLER EDWARD J				08/28/1992	QS	158,800	(83476)				
OHRENGERGER W H JR & W H				01/01/1991	QS	-					
OHRENGERGER WILLIAM H JR				03/28/1990	QS		(C#7991)				

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	%
05-347		2	ADDITIONS	60,000	09/02/2008		10	100
01-450	08/17/2001	3	ALTERATIONS				100	100
99-235	05/20/1999	3	ALTERATIONS				100	100
99-132	04/12/1999	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,259	HBR 1.00	100	1.00	506,000	2.27	100	1.00	R03	1.15	427,880

TOTAL	16,248 SF	ZONING		FRNT	256	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	427,900	389,000		
Inf1	FACTOR 100		BUILDING	478,400	425,500			
Inf2	PHY 100		DETACHED	100	100			
			OTHER	0	0			
				TOTAL	906,400	814,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/20/2015	EST
STYLE	4	1.10	CAPE [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	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,386	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,288		48.53	62,511
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1957	215.26	123,988
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	900	1957	236.70	213,033
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	264		59.33	15,663
				FLOOR COVER	14	COMB	1.00	D	OPA	N	OPEN PORCH	44		56.65	2,493
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	188		42.24	7,941
				HEATING/COOLING	1	FORCED AIR	1.00	F	BAS	L	BASE AREA	520	2007	236.70	123,086
				FUEL SOURCE	99	N/A	1.00	F	USF	L	UPPER STORY FIN	390	2007	215.26	83,950
								F11	O		FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	646,480	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1985 / 37	
COND	26	%
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$478,400	

