

Key: 5402

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.133

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
GOTTER KRISTEN M 18 LINDEN AV SCITUATE, MA 02066				45-14-2-0				18 LINDEN AV					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
GOTTER KRISTEN M				09/29/2006	QS	329,000	(109672)						
BADGER FRANCIS B J TRUSTE				06/24/1992	QS		83160-N/A						
PINKHAM ROBERT & ELEANOR				01/01/1979	XX		60488-0						
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

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	%
23-156	02/24/2023	3	ALTERATIONS	8,000	05/19/2023	NC	100	100
20-460	08/04/2020	3	ALTERATIONS	25,000	08/09/2021	JD	100	100
		7	OTHERS		02/16/2007		100	100

TOTAL	11,500 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	418,600	380,600
Inf1	FACTOR 100		BUILDING	193,500	172,100		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	612,700	553,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X10		80	15.97	600



(A) 38	(B) CPA 12
BAS	16
BMF 0.20	(C) CPA 16
24 BMU 0.80	12

BUILDING	CD	ADJ	DESC	MEASURE	8/9/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/9/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	6/28/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	268,809		
NET AREA	912	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	730		48.46	35,374	CONDITION ELEM	CD		
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	182		68.02	12,380	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	912	1957	215.07	196,143	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	192		51.50	9,888	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00	C	CPA	N	CAR PORT	192		26.62	5,111	BATHS	G		
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GEN	O	GENERATOR	1		0.00		ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$193,500