

Key: 5403

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.134

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CINGEL BRIAN & KATHERINE 3 POPLAR AV SCITUATE, MA 02066				45-16-16-0				3 POPLAR AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CINGEL BRIAN & KATHERINE				09/17/2004	QS	482,400	(106104)				
BRUCE BETTY SUE				01/03/2001	F		(C98628)				
BRUCE BETTY SUE				10/19/1993	XX	100	8-5382				

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	%
22-0258	03/14/2022	1	NEW CONST	500,000	04/27/2023	JD	100	100
21-272	06/11/2021	5	SPLIT/SUB/LA		03/14/2022	JD	100	100
07-707	11/28/2007	3	ALTERATIONS	11,394	07/21/2008	SJ	100	100

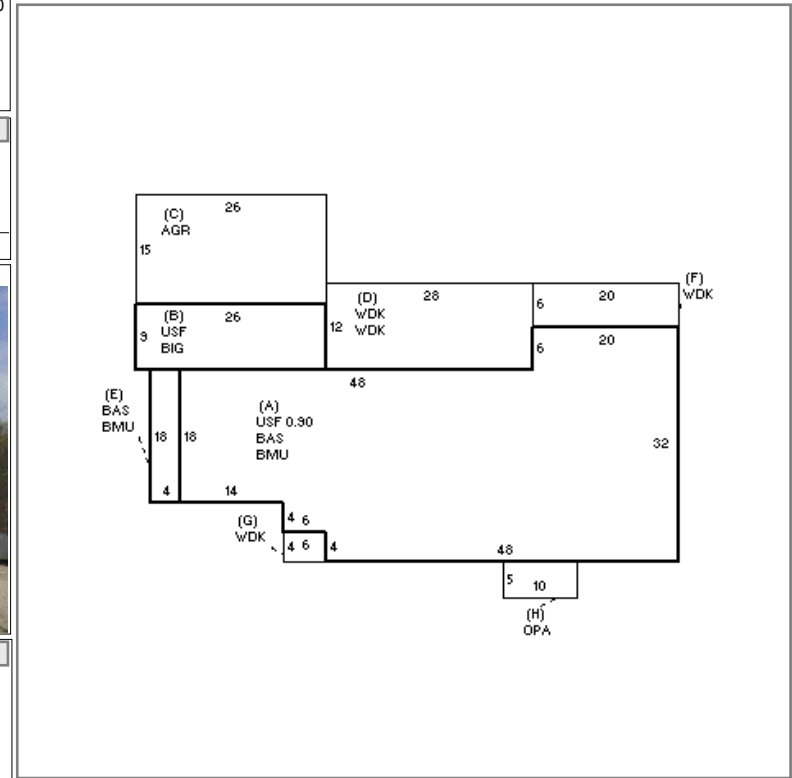
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	100	1.00	1.00	R03	1.15		464,650
300	A	0.138	HBR 1.00	100	1.00	22,770	1.00	100	R03	1.15		3,140

TOTAL	1.056 Acres		ZONING	FRNT	79	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR		NOTE			LAND	467,800	425,400
Inf1	FACTOR 100			BUILDING	1,255,100	206,800		
Inf2	PHY 100			DETACHED	0	200		
				OTHER	0	0		
						TOTAL	1,722,900	632,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/27/2023

BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/27/2023	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,255,056		
NET AREA	3,635	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,824		49.26	89,845	CONDITION ELEM	CD		
\$NLA(RCN)	\$345	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,824	2023	308.37	562,459	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,811	2023	280.43	507,851	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	234		69.88	16,352	KITCHEN	A		
				FLOOR COVER	12	COMB	1.00	C	AGR	N	ATT GARAGE	390		50.27	19,607	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	816		46.08	37,601	HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	OPA	N	OPEN PORCH	50		61.80	3,090	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		2,238.00	2,238				
																	EFF.YR/AGE	2022 / 0	
																	COND	0 0 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	0 % GD 100	
																	RCNLD	\$1,255,100	