Key: 5413

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,144

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORCORAN GAVIN A & TARA M **19 POPLAR AV** **SCITUATE, MA 02066**	**45-16-20-0**	**19 POPLAR AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORCORAN GAVIN A & TARA M	05/30/2007	QS	441,000	(110580)
CLANCY JAMES & DONNA M	09/04/1987	QS	177,500	75868-
BOUDREAU ROBERT N & PHYLL	01/01/1978	XX		(C00058668)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

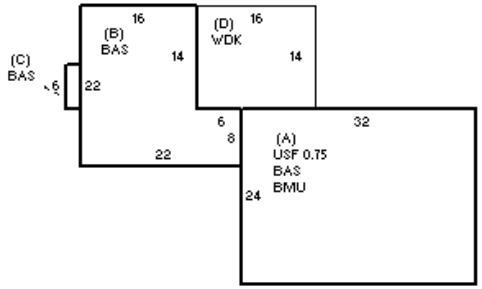
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
03-637	10/14/2003	3	ALTERATIONS	79,000	08/12/2004	SJ	100	100
99-126	04/08/1999	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,920	HBR 1.00	100 1.00	100 1.00	506,000	3.03	100 1.00	R03 1.15			419,520

TOTAL	11,935 SF	ZONING		FRNT	99
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	419,500	381,400
BUILDING	322,800	291,300
DETACHED	200	200
OTHER	0	0
TOTAL	**742,500**	**672,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			20	17.03	200

PHOTO 10/28/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2009	PL
LIST	7/13/2009	EST
REVIEW	3/25/2011	ER

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,756	DETAIL ADJ	1.133
$NLA(RCN)	$266	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	4	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	BAS	L	BASE AREA	768	1958	234.06	179,758
A	USF	L	UPPER STORY FIN	576	1958	212.85	122,603
+	BAS	L	BASE AREA	412	2004	234.06	96,433
D	WDK	N	WOOD DECK	224		38.40	8,602
	FPL	O	FIREPLACE	2		7,812.50	15,625
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	467,808
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	$322,800		