Key: 5418

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,149

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CREHAN JOSEPH M & JEANNE K 19 LINDEN AVENUE SCITUATE, MA 02066	45-15-12-0	19 LINDEN AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CREHAN JOSEPH M & JEANNE	07/13/1994	QS	172,000	(86672)
DOYLE MARK S & MARY ELLEN	01/25/1991	QS	155,000	(C00081099)
MCGUIRE LOUISE D	02/27/1967	XX		(C00039979)

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	%
		7	OTHERS		08/07/2006	SJ	100	100
04-543	08/23/2004	2	ADDITIONS	55,000	07/08/2005	SJ	100	100
91-02	01/01/1991	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	11,500	HBR 1.00	100 1.00	100 1.00	506,000	3.13	100 1.00	R03 1.15			418,630

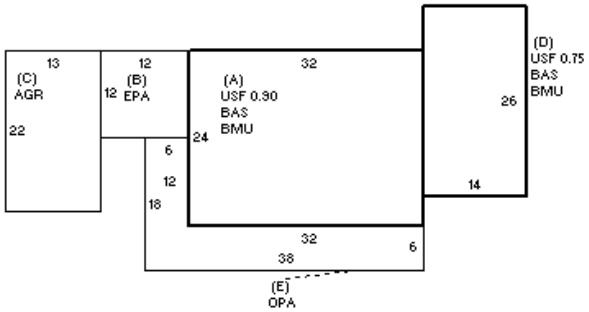
TOTAL	11,500 SF	ZONING		FRNT	95
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	418,600	380,600
BUILDING	458,700	408,000
DETACHED	0	0
OTHER	0	0
TOTAL	**877,300**	**788,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/11/2006



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [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	1957	SIZE ADJ	1.000
NET AREA	2,096	DETAIL ADJ	1.133
$NLA(RCN)	$296	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,982
# 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
+	BMU	N	BSMT UNFINISHED	1,132		50.15	56,774
A	BAS	L	BASE AREA	768	1957	249.06	191,277
A	USF	L	UPPER STORY FIN	691	1957	226.49	156,506
B	EPA	N	ENCLOSED PORCH	144		99.22	14,288
C	AGR	N	ATT GARAGE	286		57.58	16,468
D	BAS	L	BASE AREA	364	2005	249.06	90,658
D	USF	L	UPPER STORY FIN	273	2005	226.49	61,832
E	OPA	N	OPEN PORCH	300		56.65	16,995
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	619,842
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$458,700