

Key: 5420

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.151

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
HELLER TREVOR & HERSEY TARA 26 POPLAR AV SCITUATE, MA 02066				45-15-1-0				26 POPLAR AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HELLER TREVOR & HERSEY TA				12/14/2022	U	625,000	(134846)					
HERSEY JANICE F TR				02/28/2019	F	1	(128163)					
OLSON RICHARD R & WINIFRE				11/21/2007	F	1	(111331)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,195	HBR 1.00	100	100	506,000	3.21	100	1.00	R03	1.15	418,000

TOTAL	11,195 SF	ZONING	FRNT	218	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	418,000	380,000		
Inf1	FACTOR 100		BUILDING	257,000	231,100		
Inf2	PHY 100		DETACHED	1,000	0		
			OTHER	0	0		
			TOTAL	676,000	611,100		

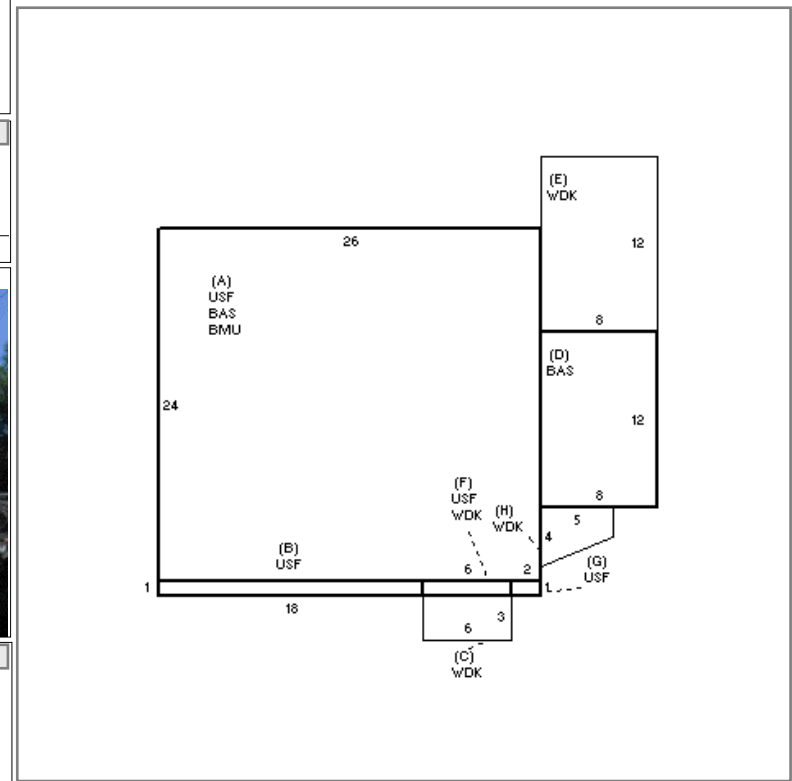
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X12		96	14.95	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/1/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
07-269	05/22/2007	3	ALTERATIONS		08/01/2023	JD	100	100
07-269	05/22/2007	2	ADDITIONS	6,000	07/18/2007	SJ	100	100
00-305	05/22/2007	2	ADDITIONS	6,000	07/22/2008	SJ	100	100
072600	07/07/2000	3	ALTERATIONS				100	100
		3	ALTERATIONS				0	0



YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	1,370	DETAIL ADJ	1.030
\$NLA(RCN)	\$253	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,120
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	624		55.28	34,493
A	BAS	L	BASE AREA	624	1959	225.16	140,498
+	USF	L	UPPER STORY FIN	650	1959	204.76	133,092
+	WDK	N	WOOD DECK	135		38.40	5,184
D	BAS	L	BASE AREA	96	2008	225.16	21,615
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	347,241
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$257,000