

Key: 5437

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.168

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LARSON THOMAS B & DEBORAH J S/O CAVANAUGH STEPHEN B 7939 BELTON DRIVE LOS ANGELES, CA 90045				46-11-19-0				24 BAY RIDGE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CAVANAUGH STEPHEN B				08/09/2023	QS	963,000	(135728)					
LARSON THOMAS B & DEBORAH				08/01/1989	QS	232,500	(78917)					
BERRY WILLIAM R III TRUST				08/24/1988	QS	237,500	(C77457)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	100	1.00	528,000	3.58	100	1.00	433,430

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-413	07/24/2007	3	ALTERATIONS	44,000	07/22/2008	SJ	100	100
94-134	04/20/1994	3	ALTERATIONS				100	100
91-14	01/01/1991	3	ALTERATIONS				100	100

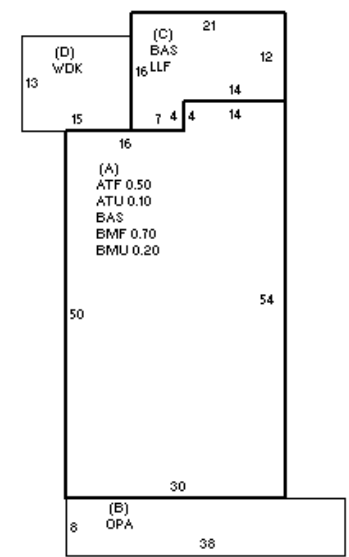
TOTAL	10,019 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE DWELLING UNIT ABOVE DET GAR	LAND	433,400	394,000		
Inf1	FACTOR 100		BUILDING	404,800	360,200		
Inf2	PHY 100		DETACHED	43,200	41,200		
			OTHER	0	0		
		TOTAL		881,400	795,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	50 0.50	21X26	546	85.90	23,400
IPG	A	1.00	30 0.70	1994	680	35.03	16,700
HTB	A	1.00	40 0.60		1	5,181.80	3,100



BLDG COMMENTS
TOTAL 3 DWELLING UNITS (INCLUDES UNIT ABOVE GAR)

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST	9/25/2018	JD
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	547,052	
NET AREA	2,894	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	311		43.32	13,473	CONDITION ELEM	CD	
\$NLA(RCN)	\$189	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	1,089		60.81	66,226	EXTERIOR	A	
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,836	1925	168.08	308,604	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	156		37.00	5,772	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.00	A	ATF	L	ATTIC FINISH	778	1925	108.60	84,492	BATHS	G	
				INT FINISH	1	PLASTER	1.00	B	OPA	N	OPEN PORCH	304		51.50	15,656	HEAT	U	
				HEATING/COOLING	2	HOT WATER	1.02	C	LLF	L	LOWER LEVEL FIN	280	1925	115.94	32,462	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	D	WDK	N	WOOD DECK	195		38.40	7,488			
											KIT	O	XTRA KITCHEN	1	6,514.00	6,514		
CAPACITY		UNITS	ADJ															
STORIES		1.5	1.00															
ROOMS		9	1.00															
BEDROOMS		7	1.00															
BATHROOMS		3	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		9	\$6,365															
# UNITS		2	1.02															
																EFF.YR/AGE	1984 / 38	
																COND	26 26 %	
																FUNC	0	
																ECON	0	
																DEPR	26 % GD 74	
																RCNLD	\$404,800	