Key: 5438

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,169

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SANSON SCOTT JEFFREY II & SARAH 20 BAY RIDGE RD SCITUATE, MA 02066	46-11-20-0	20 BAY RIDGE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SANSON SCOTT JEFFREY II &	04/13/2020	QS	753,000	(130057)
MCELROY CAROL E TRS	05/31/2011	F	-100	(54569)
MCELROY MAURICE & CAROL	01/01/1976	QS		(54569)

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

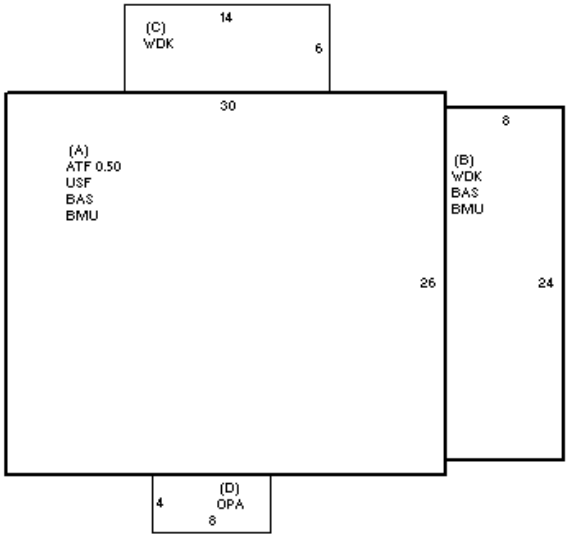
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS	31,300	08/02/2017	SJ	100	100
14-552	09/02/2014	3	ALTERATIONS	6,500	08/06/2015	SJ	100	100
09-142	04/19/2009	3	ALTERATIONS	333	08/05/2009	SJ	100	100
89-381	07/12/1989	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100 1.00	100 1.00	528,000	3.58	100 1.00	WV3 1.20			433,430

TOTAL	10,019 SF	ZONING		FRNT	96
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	433,400	394,000
BUILDING	430,400	382,900
DETACHED	11,800	11,300
OTHER	0	0
TOTAL	**875,600**	**788,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	40 0.60	20 X 20		400	49.28	11,800

PHOTO 07/19/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/19/2022	JD
LIST	7/19/2022	EST
REVIEW	9/18/2020	JD

BLDG COMMENTS

MLS

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	2,142	DETAIL ADJ	1.224
$NLA(RCN)	$279	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,463
# 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	972		52.28	50,820
+	BAS	L	BASE AREA	972	1925	267.93	260,425
A	USF	L	UPPER STORY FIN	780	1925	243.65	190,048
A	ATF	L	ATTIC FINISH	390	1925	173.11	67,514
+	WDK	N	WOOD DECK	276		42.24	11,658
D	OPA	N	OPEN PORCH	32		56.65	1,813
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	597,803

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$430,400