

Key: 5450

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.180

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MOHOROVIC CAROLINE REES 19 BAY RIDGE RD SCITUATE, MA 02066				46-9-6-0				19 BAY RIDGE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MOHOROVIC CAROLINE REES				08/21/2020	F	100	(130637)					
MOHOROVIC CAROLINE REES T				06/26/2017	F		(112018)					
MOHOROVIC JOAN M TR				05/28/2008	F		(112018)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,355	OS 1.00	100	1.00	528,000	1.50	100	1.00	WV3	1.20	462,320

LAND

TOTAL	25,355 SF	ZONING	FRNT	300	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	462,300	420,300
Inf1	FACTOR 100		BUILDING	399,600	355,500		
Inf2	PHY 100		DETACHED	49,400	47,000		
			OTHER	0	0		
					TOTAL	911,300	822,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G	1.20	30 0.70	LIV QTRS24 X	2005	624 99.55	43,500
ASH	G	1.20	10 0.90	ASH-8 X 20	2005	160 8.38	1,200
HTB	A	1.00	10 0.90			1 5,181.80	4,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2013	SJ
MODEL	1		RESIDENTIAL	LIST	8/3/2006	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/15/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Outside Shower

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,352	DETAIL ADJ	1.200
\$NLA(RCN)	\$265	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	7	\$6,720	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,356	1900	235.25	319,003
A	USF	L	UPPER STORY FIN	996	1900	213.94	213,081
+	OPA	N	OPEN PORCH	780		51.50	40,170
E	EPA	N	ENCLOSED PORCH	224		90.20	20,205
+	WDK	N	WOOD DECK	440		38.40	16,896
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	624,314
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$399,600

