

Key: 5478

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.208

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| DONOVAN GEORGE & SICA THERESA 26 BAY RIDGE RD SCITUATE, MA 02066 | | | | 46-11-18-0 | | | | 26 BAY RIDGE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DONOVAN GEORGE & SICA TH | | | | 08/22/2005 | QS | 592,500 | (107803) | | | | |
| LEDDIN NATHELLE & F TRS | | | | 05/07/1996 | F | -100 | (C89564) | | | | |
| LEDDIN V NATHELLE | | | | 07/22/1993 | XX | | (C00084953) | | | | |

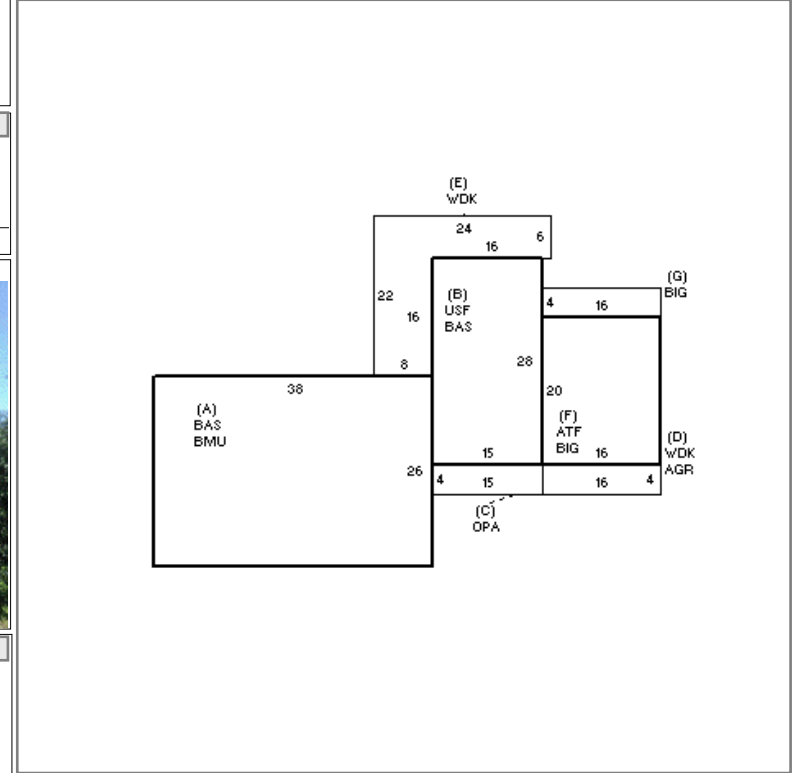
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|------------|------------|---------------|-------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 23-376 | 05/02/2023 | 3 | ALTERATIONS | 19,985 | 08/01/2023 | JD | 50 | 50 |
| 15-273 | 05/19/2015 | 3 | ALTERATIONS | 30,624 | 08/06/2015 | SJ | 100 | 50 |
| 15-273 | 05/19/2015 | 3 | ALTERATIONS | 30,624 | 07/22/2016 | SJ | 100 | 100 |
| 14-138 | 04/01/2014 | 3 | ALTERATIONS | 5,393 | 07/08/2014 | MR | 100 | 100 |
| 10-1718800 | 05/04/2010 | 3 | ALTERATIONS | 8,800 | 08/12/2010 | SJ | 100 | 100 |

| TOTAL | 10,000 SF | ZONING | | FRNT | 117 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | | | | LAND | 433,400 | 394,000 |
| Inf1 | FACTOR 100 | | BUILDING | 435,300 | 401,900 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 868,700 | 795,900 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS | FY12 FR- RANCH TO COLONIAL |
|---------------|----------------------------|
|---------------|----------------------------|



| BUILDING | CD | ADJ | DESC | MEASURE | 8/12/2010 | SJ |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/12/2010 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 8/1/2023 | JD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1957 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 550,968 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|-----|-----------------|------------|------|-----------|----------|----------------|------------|------------|
| NET AREA | 2,148 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 988 | | 52.05 | 51,428 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$257 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,408 | 1957 | 223.27 | 314,368 | EXTERIOR | V | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | USF | L | UPPER STORY FIN | 420 | 1957 | 203.04 | 85,278 | INTERIOR | G | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | OPA | N | OPEN PORCH | 60 | | 56.65 | 3,399 | KITCHEN | V | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | D | AGR | N | ATT GARAGE | 64 | | 49.91 | 3,194 | BATHS | V | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | + | WDK | N | WOOD DECK | 336 | | 42.24 | 14,192 | HEAT | A | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | + | BIG | N | BUILT-IN GARAGE | 384 | | 50.92 | 19,551 | ELECT | A | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F | ATF | L | ATTIC FINISH | 320 | 1957 | 144.26 | 46,163 | | | |
| | | | | | | | | | | F11 | O | FPL 1S 1OP | 1 | | 8,009.10 | 8,009 | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2002 / 20 |
| | | | | | | | | | | | | | | | | | COND | 18 18 % |
| | | | | | | | | | | | | | | | | | FUNC | 1 uc |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 21 % GD 79 |
| | | | | | | | | | | | | | | | | | RCNLD | \$435,300 |