

Key: 5510

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.241

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WILSON PAUL A & CATHERINE M 25 DAMON RD SCITUATE, MA 02066				46-11-6-A				25 DAMON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILSON PAUL A & CATHERINE				10/30/2012	QS	420,000	(118188)				
DOS SANTOS EMILIA				12/13/1991	A	137,000	(82318)				
MENDES ARNALDO J & MARY				01/01/1971	XX	45262-0					

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	%
23-378	05/02/2023	3	ALTERATIONS	14,100	08/01/2023	JD	100	100
92-724	09/14/1992	3	ALTERATIONS				100	100


LAND

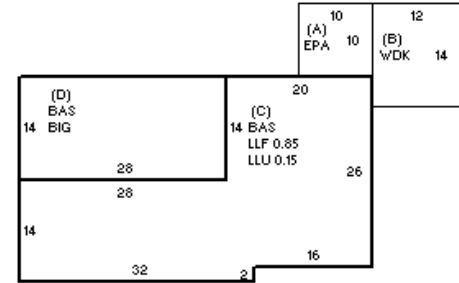
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R08 1.00	361,190

DETAILED

TOTAL	10,000 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Infl1	FACTOR 100		BUILDING	354,500	311,400		
Infl2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	716,300	640,400		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/01/2023
SHF	A	1.00	30 0.70		50	17.03	600		



BUILDING	CD	ADJ	DESC	MEASURE	10/18/2010	DR
MODEL	1		RESIDENTIAL	LIST	10/18/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/1/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	472,724		
NET AREA	2,094	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	EPA	N	ENCLOSED PORCH	100		99.22	9,922	CONDITION ELEM	CD		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	168		42.24	7,096	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	138		64.41	8,888	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	LLF	L	LOWER LEVEL FIN	782	1968	153.02	119,665	KITCHEN	G		
				FLOOR COVER	34	COMB	1.00	+	BAS	L	BASE AREA	1,312	1968	221.85	291,072	BATHS	G		
				INT FINISH	1	PLASTER	1.00	D	BIG	N	BUILT-IN GARAGE	392		52.90	20,735	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1988 / 34
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$354,500