

Key: 5511

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.242

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CURRENT OWNER		PARCEL ID		LOCATION	
CHOUREY MANSI S/O STEPEL NATHAN & 4 BEACH ROSE LN SCITUATE, MA 02066		20-4-25-0		4 BEACH ROSE LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
STEMPEL NATHAN & CHOUREY MANSI		05/08/2023	QS	920,000	57891-58
TREHAN MANSI		07/11/2014	F	10 44518-338	
		08/23/2013	QS	550,000	43526-187

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
13-725	10/30/2013	3	ALTERATIONS	4,876	06/24/2014	MR	100
01-661	11/19/2001	3	ALTERATIONS				100

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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.502	NS 1.00	100	1.00	13,464	1.00	80	0.80	R03	0.85	6,760

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TOTAL	1.420 Acres		ZONING	FRNT	230	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		N O T E	INFL3=COMMUTER RAIL		LAND	350,200	337,500
Inf1	FACTOR 100			BUILDING	476,100	445,200		
Inf2	PHY 100			DETACHED	11,100	8,100		
				OTHER	0	0		
				TOTAL	837,400	790,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100
S/V	A	1.00	SV 1.00	1986	10,000	1.10	11,000

PHOTO 06/24/2014

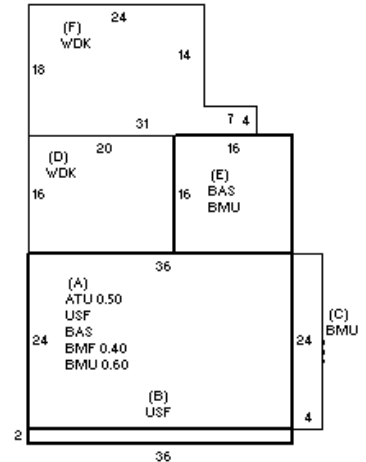


BUILDING	CD	ADJ	DESC	MEASURE	4/3/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/3/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/16/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	634.801
NET AREA	2,056	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	870		53.70	46,722	CONDITION ELEM	CD
\$NLA(RCN)	\$309	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	346		75.39	26,084	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,120	1983	245.38	274,822	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	432		44.40	19,181	KITCHEN	A
				FLOOR COVER	13	COMB	1.00	+	USF	L	UPPER STORY FIN	936	1983	223.14	208,862	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	780		46.08	35,942	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,989.20	5,978	ELECT	A
				FUEL SOURCE	2	GAS	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376		



EFF.YR/AGE	1988 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$476,100	