

Key: 5701

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.426

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SANDHAM MARK S & LISA D 21 LONGMEADOW ROAD SCITUATE, MA 02066				27-6-52-0				21 LONGMEADOW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SANDHAM MARK S & LISA D				05/16/1991	QS	197,500	10280-181				
DAVIDSON JOHN P & MARJORI				03/30/1962	XX		2924-255				
CARCHIA GEORGE ELLIS				01/01/1962	XX		2828-494				

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	%
06-634		2	ADDITIONS		06/23/2008	SJ	50	90
06-634	10/16/2006	2	ADDITIONS	200,000	06/13/2007	SJ	100	100
06-634	10/16/2006	2	ADDITIONS	200,000	07/01/2009	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	NS 1.00	100	1.00	100	1.00	440,000	1.87	100	1.00	R04 1.00	377,740

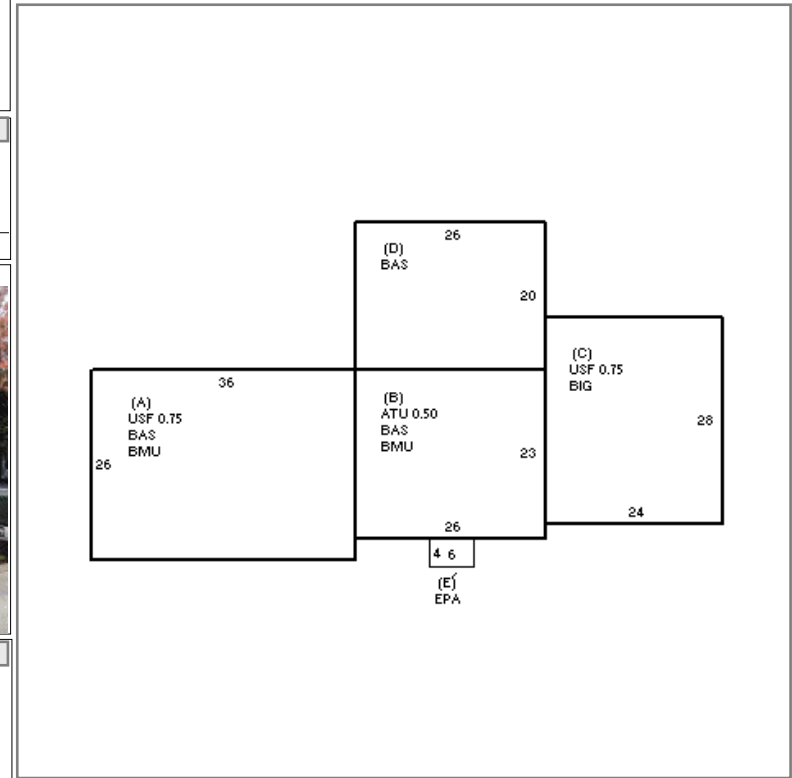
DETAILED

TOTAL	20,000 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E	IN M21		LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	627,000	557,500		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
TOTAL					1,005,900	902,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	2007	100	14.74	1,200



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/20/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/22/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	847,251
NET AREA	3,260	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,534		46.73	71,679		
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	936	1961	226.50	212,004		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1961	205.98	144,596		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATU	N	ATTIC UNF	299		40.70	12,169		
				FLOOR COVER	34	COMB	1.00	C	BIG	N	BUILT-IN GARAGE	672		49.95	33,563		
				INT FINISH	1	PLASTER	1.00	C	USF	L	UPPER STORY FIN	504	2007	205.98	103,813		
				HEATING/COOLING	1	FORCED AIR	1.00	+	BAS	L	BASE AREA	1,118	2007	226.50	253,228		
				FUEL SOURCE	99	N/A	1.00	E	EPA	N	ENCLOSED PORCH	24		99.23	2,382		
									F11	O	FPL 1S 1OP	1		8,009.10	8,009		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74

RCNLD	\$627,000
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