

Key: 5703

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.428

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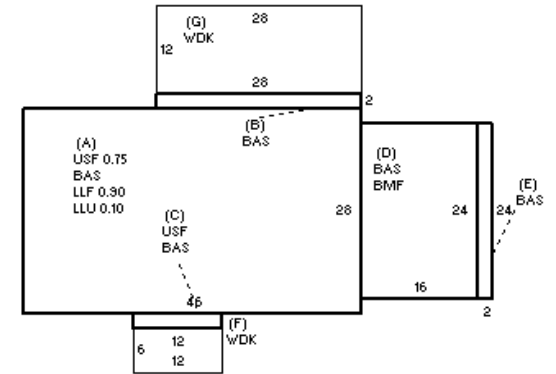
CURRENT OWNER				PARCEL ID				LOCATION				
DUNN ADELER & SEAN 31 LONGMEADOW RD SCITUATE, MA 02066				27-6-20-A				31 LONGMEADOW RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DUNN ADELER & SEAN				03/06/2020	QS	1,050,000	52442-269					
CRAIG CAROL A TR &				04/21/2016	F	100	46830-149					
CRAIG CAROL A				06/10/1998	F	1	16284-187					
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	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	7,962	NS 1.00	100	1.00	15,840	0.65	80	0.80	R04	1.00	81,550

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0338	04/01/2022	3	ALTERATIONS	414,950	01/19/2023	JD	100	50
22-0338	04/01/2022	3	ALTERATIONS	414,950	09/04/2023	JD	70	70
	08/05/2019	7	OTHERS		05/27/2020	JD	100	100
19-252	06/14/2019	5	SPLIT/SUB/LA				100	0
		2	ADDITIONS		05/31/2005	SJ	100	100

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TOTAL	8.880 Acres	ZONING	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	485,600	445,600
Inf1	FACTOR 100		BUILDING	534,700	560,300		
Inf2	PHY 100		DETACHED	81,900	131,400		
			OTHER	256,900	0		
			TOTAL	1,359,100	1,137,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	V	1.50	30 0.70 26X36	1978	936	114.39	74,900
ASH	G	1.20	10 0.90 12X12		144	8.61	1,100
ASH	G	1.20	10 0.90 12X10		120	9.06	1,000
ASH	G	1.20	10 0.90 8X6		48	11.08	500
DDK	G	1.20	10 0.90 18X8		144	34.13	4,400



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BUILDING	CD	ADJ	DESC	MEASURE	1/19/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/19/2023	EST
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	9/4/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
MLS	ACCESSORY DWELLING (CARD #2), APT IN 26x36
GFL	

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	822,547			
NET AREA	3,949	DETAIL ADJ	0.936	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	129		59.53	7,679	CONDITION ELEM	CD			
\$NLA(RCN)	\$208	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	1,159	1978	141.43	163,916	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	990	1978	186.47	184,601	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,368	1978	205.04	280,499	KITCHEN	V			
				FLOOR COVER	14	COMB	1.00	D	BMF	N	BSMT FINISH-SEP	384		106.38	40,850	BATHS	V			
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	432	2005	205.04	88,579	HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	408		46.08	18,800	ELECT	U			
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887					
													FPL	O	FIREPLACE	2	9,375.00	18,750		
													GEN	O	GENERATOR	1	0.00			
													EFF.YR/AGE		2017 / 5					
													COND		5 5 %					
													FUNC		30 uc					
													ECON		0					
													DEPR		35 % GD		65			
													RCNLD				\$534,700			

