

Key: 5786

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.512

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
YUKSELEN GOKHAN & SHARON 38 STOCKBRIDGE RD SCITUATE, MA 02066				49-3-16-0				38 STOCKBRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
YUKSELEN GOKHAN & SHARON				08/25/2003	QS	510,000	26296-278				
DIXON DAVID T & JEANNE P				06/20/1989	QS	264,900	9202-165				
PROCTOR ROBERT A & FERN M				06/19/1989	QS	264,900	7581-253				

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	%
22-0006	01/03/2022	3	ALTERATIONS	20,000	07/20/2022	JD	100	100
19-587	08/13/2019	3	ALTERATIONS	28,000	07/22/2020	JD	100	100
13-655	10/01/2013	3	ALTERATIONS	16,650	09/25/2014	RJM	100	100
06-483	08/11/2006	2	ADDITIONS	74,000	09/04/2007	SJ	100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	616,000	1.00	100	1.00	R02	1.40	565,660
300	A	0.182	HBR 1.00	100	1.00	27,720	1.00	100	1.00	R02	1.40	5,050

TOTAL	1.100 Acres		ZONING	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR		N O T E	IN M50		LAND	570,700	482,000
Inf1	FACTOR 100			BUILDING	497,300	442,300		
Inf2	PHY 100			DETACHED	3,400	3,200		
				OTHER	0	0		
				<b>TOTAL</b>		<b>1,071,400</b>	<b>927,500</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90	26 X 20	520	7.23	3,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/22/2020	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/20/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1829	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	710,380		
NET AREA	2,518	DETAIL ADJ	1.207	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,113		50.39	56,079	CONDITION ELEM	CD		
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,132	1829	234.16	265,067	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,386	1829	257.49	356,880	INTERIOR	A		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	WDK	N	WOOD DECK	99		42.24	4,182	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	E	PTA	N	PATIO	317		16.39	5,195	BATHS	A		
				INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 10P	1		8,009.10	8,009	HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04	FPL	O	FIREPLACE	1		8,594.30	8,594	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00						
																		EFF.YR/AGE	1973 / 49
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$497,300

