

Key: 5889

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.614

LEGAL

LAND

DETACHED

BUILDING

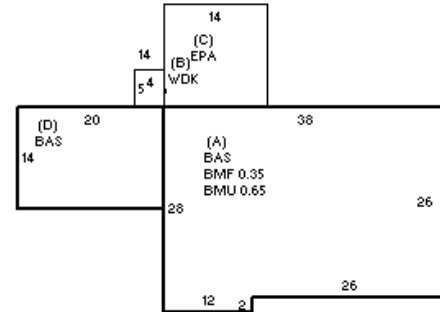
CURRENT OWNER				PARCEL ID				LOCATION			
MORAN MICHAEL F & MARTHA S TRS 4 WALNUT AV SCITUATE, MA 02066				45-16-9-0				4 WALNUT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORAN MICHAEL F & MARTHA				10/25/2019	O	535,000	(129346)				
WELCH NANCY G				09/01/2006	H	350,000	(109568)				
GIOVANNIELLO MILDRED E				11/22/1999	F		(96550)				

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	%
20-621	09/30/2020	2	ADDITIONS	40,000	08/09/2021	JD	100	100
06-550	09/11/2006	3	ALTERATIONS	20,000	07/18/2007	SJ	100	100
06-550	09/11/2006	3	ALTERATIONS	20,000	07/15/2008	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,756	HBR 1.00	100	1.00	100	1.00	506,000	3.34	100	1.00	R03 1.15	417,050

TOTAL	10,756 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E	IN M50		LAND	417,100	379,100
Inf1	FACTOR 100		BUILDING	267,900	238,400		
Inf2	PHY 100		DETACHED	22,200	21,200		
			OTHER	0	0		
			TOTAL	707,200	638,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G	1.20	10 0.90 26X14	2021	364	67.91	22,200



BUILDING	CD	ADJ	DESC	MEASURE	8/9/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/9/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/9/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,292	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	658		46.98	30,915
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	354		65.95	23,348
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	20		38.40	768
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	196		90.20	17,679
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,292	1957	194.04	250,701
				INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 10P	1		7,281.00	7,281	
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	334,892	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		G
KITCHEN		V
BATHS		A
HEAT		U
ELECT		U
EFF.YR/AGE		2002 / 20
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$267,900	