Key: 5937

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,660

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KARCHER PAULA 32 ALLEN PL SCITUATE, MA 02066	50-3-17-D	32 ALLEN PL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KARCHER PAULA	05/24/2004	F	10	(105383)
KARCHER JOHN C & PAULA	05/24/2004	F	10	(105383)
KARCHER PAULA	06/24/1992	QS	181,900	83163-

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

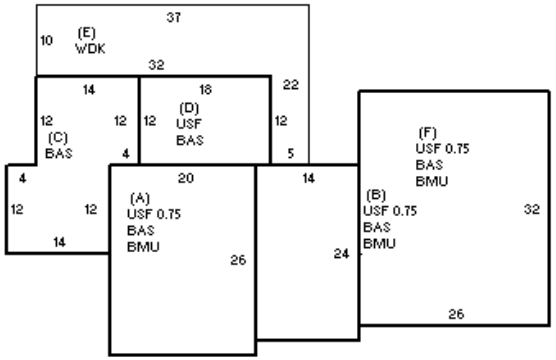
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		2	ADDITIONS		07/11/2005	SJ	100	100
04-278	05/12/2004	2	ADDITIONS	59,600	09/01/2004	SJ	100	100
93-750	12/23/1993	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,779	HBR 1.00	100 1.00	100 1.00	616,000	3.33	100 1.00	R08 1.40			507,780

TOTAL	10,759 SF	ZONING		FRNT	121
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	507,800	428,600
BUILDING	644,600	580,900
DETACHED	7,400	7,100
OTHER	0	0
TOTAL	**1,159,800**	**1,016,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50		1985	264	54.75	7,200
SHF	A 1.00	30 0.70			20	17.03	200

PHOTO 10/28/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/2/2011	SJ
LIST	5/2/2011	EST
REVIEW	3/21/2011	ER

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	3,722	DETAIL ADJ	1.144
$NLA(RCN)	$231	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,322
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,688		41.68	70,354
+	USF	L	UPPER STORY FIN	858	1981	191.89	164,643
+	BAS	L	BASE AREA	1,408	1981	211.01	297,103
E	WDK	N	WOOD DECK	430		38.40	16,512
F	BAS	L	BASE AREA	832	2004	211.01	175,561
F	USF	L	UPPER STORY FIN	624	2004	191.89	119,740
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	859,474
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			$644,600