

Key: 6001

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.705

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AYERS KATHERINE & DIAMANTOPOULOS MICHAEL GUS 15 ALLEN PL SCITUATE, MA 02066				50-4-3-0				15 ALLEN PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AYERS KATHERINE & AYERS FREDERICK S & AYERS FREDERICK S				01/06/2021	A	1,258,750	54147-265				
				01/10/2019	F	1	50710-348				
				01/19/1981	QS		4942-113				

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	%
21-1188	08/25/2021	3	ALTERATIONS	170,000	07/25/2022	JD	100	100
21-607	06/10/2021	2	ADDITIONS	68,000	07/25/2022	JD	100	100
20-325	06/12/2020	3	ALTERATIONS	60,000	09/22/2020	JD	100	20
20-235	06/12/2020	3	ALTERATIONS	60,000	08/10/2021	JD	100	100
16-539	09/14/2016	3	ALTERATIONS	125,000	08/07/2017	SJ	100	100

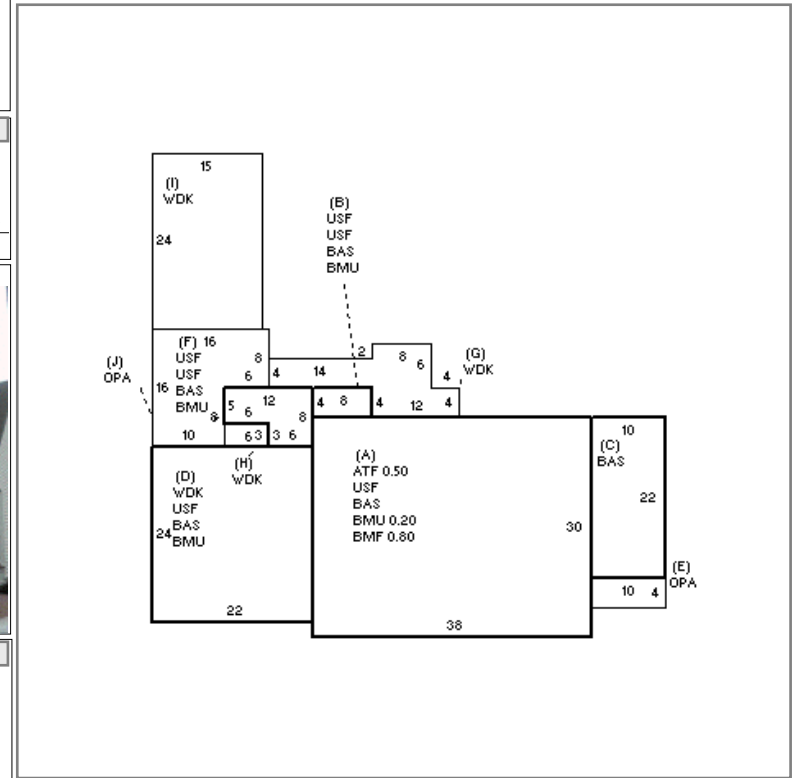
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,810	HBR 1.00	100	1.00	100	1.00	660,000	4.03	100	1.00	538,170

TOTAL	8,810 SF	ZONING	HARBOR	FRNT	104	ASSESSED	538,200	CURRENT	1,757,600	PREVIOUS	456,600
Ngh	HARBOR	NOTE	LAND	1,189,400	BUILDING	30,000	OTHER	0	TOTAL	1,518,900	
Inf1	FACTOR 100		DETACHED	28,500							
Inf2	PHY 100			0							
				0							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 18 X 12	1999	216	12.10	1,800
IPG	G	1.20	10 0.90 16X36	2021	576	43.52	22,600
HTB	G	1.20	10 0.90	2021	1	6,218.16	5,600



BUILDING	CD	ADJ	DESC	MEASURE	9/22/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/22/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/25/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	4,456	DETAIL ADJ	1.040
\$NLA(RCN)	\$307	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	10	1.00	
BEDROOMS	5	1.00	
BATHROOMS	4	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	15	\$17,472	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	912		81.08	73,949
A	BAS	L	BASE AREA	1,140	1954	263.65	300,559
A	USF	L	UPPER STORY FIN	1,140	1954	239.76	273,326
A	ATF	L	ATTIC FINISH	570	2001	170.35	97,097
+	BMU	N	BSMT UNFINISHED	866		57.76	50,021
+	USF	L	UPPER STORY FIN	748	2001	239.76	179,340
+	BAS	L	BASE AREA	858	2001	263.65	226,211
+	OPA	N	OPEN PORCH	248		72.10	17,881
+	WDK	N	WOOD DECK	1,058		53.76	56,878
	BMG	O	BSMT GARAGE	2		3,487.40	6,975
	ELV	O	ELEVATOR	1		56,299.60	56,300
	GEN	O	GENERATOR	1		0.00	
	KIT	O	XTRA KITCHEN	1		9,119.60	9,120
	ODS	O	OUT DOOR SHOWER	1		1,953.00	1,953

TOTAL RCN	1,367,080
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2009 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$1,189,400