

Key: 6002

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.706

LEGAL

LAND

DETACHED

BUILDING

INDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| EMMONS MEREDITH L & JENNA L 17 ALLEN PL SCITUATE, MA 02066 | | | | 50-4-4-0 | | | | 17 ALLEN PL | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| EMMONS MEREDITH L & JENNA | | | | 05/02/2016 | F | 100 | 46876-320 | | | | |
| EMMONS MEREDITH L | | | | 02/28/2001 | QS | 500,000 | 19431-228 | | | | |
| PALIMERI PATRICK P & KATH | | | | 04/30/1993 | QS | 165,000 | 11815-76 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|----------|------------|-------------|-------------|--------|------------|-----|--------|-----|
| 1040 | 100 | TWO FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 21-216 | 03/12/2021 | 2 | ADDITIONS | 48,500 | 08/11/2021 | JD | 100 | 100 |
| 07-367 | 07/09/2007 | 3 | ALTERATIONS | 65,000 | 07/24/2008 | SJ | 100 | 100 |
| | | 3 | ALTERATIONS | | 03/29/2004 | PJB | 100 | 100 |
| | | 2 | ADDITIONS | | 01/21/2004 | PJB | 95 | 100 |
| 02-189.1 | 05/22/2003 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 17,448 | HBR 1.00 | 100 | 1.00 | 660,000 | 2.12 | 100 | 1.00 | WV3 | 1.50 | 560,870 |

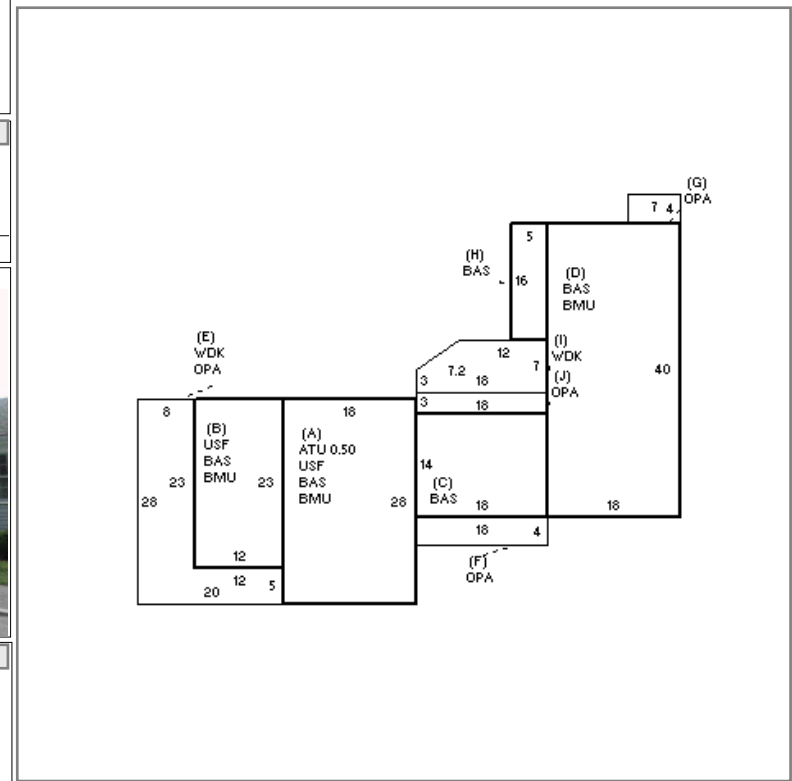
| TOTAL | 17,448 SF | ZONING | | FRNT | 191 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|--------------|------------------|------------------|----------|---------|----------|
| Ngh | HARBOR | NOTE | LAND | 560,900 | 475,900 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 604,500 | 538,300 | | | |
| Inf2 | PHY 100 | | DETACHED | 46,600 | 44,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | TOTAL | 1,212,000 | 1,058,600 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|--------|
| GFU | A | 1.00 | 40 0.60 | 1998 | 576 | 49.19 | 17,000 |
| DGF | + | 1.10 | 30 0.70 | 2008 | 864 | 44.52 | 26,900 |
| SHF | A | 1.00 | 20 0.80 9X9 | | 81 | 15.89 | 1,000 |
| SHF | A | 1.00 | 20 0.80 13X13 | | 169 | 12.73 | 1,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/11/2021 | JD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/11/2021 | JD |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 3/21/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1850 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|-------|------------|-----------------|------------|---------------|----------------|-------|------|-----------|------------|-----------------|-----------|--------|-----------|---------|
| NET AREA | 2,612 | DETAIL ADJ | 1.285 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,500 | | 46.91 | 70,368 |
| \$NLA(RCN) | \$321 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | USF | L | UPPER STORY FIN | 780 | 1850 | 247.94 | 193,390 |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | A | ATU | N | ATTIC UNF | | 40.70 | 10,256 |
| STORIES | 2.5 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,832 | 1850 | 272.64 | 499,474 | |
| ROOMS | 8 | 1.00 | FLOOR COVER | 2 | SOFTWOOD | 1.00 | + | OPA | N | OPEN PORCH | 438 | | 56.65 | 24,813 | |
| BEDROOMS | 4 | 1.00 | INT FINISH | 1 | PLASTER | 1.00 | + | WDK | N | WOOD DECK | 398 | | 42.24 | 16,811 | |
| BATHROOMS | 4 | 1.00 | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | FPL | O | FIREPLACE | 1 | 8,594.30 | | 8,594 | | |
| # 1/2 BATHS | 1 | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 | GEN | O | GENERATOR | 1 | 0.00 | | | | |
| TOT FIXTURES | 14 | \$15,831 | | | | | | | | | | | | | |
| # UNITS | 3 | 1.03 | | | | | | | | | | | | | |



| TOTAL RCN | 839,538 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1977 / 45 |
| COND | 28 28 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 28 % GD 72 |
| RCNLD | \$604,500 |