

Key: 6059

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.758

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HOLDSWORTH KAREN M 11 SUNSET RD SCITUATE, MA 02066		51-3-19-B		11 SUNSET RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HOLDSWORTH KAREN M		09/26/2018	QS	828,000 (85685)	
GRODEN MICHAEL F		12/17/1993	L	305,000 (85685)	
BOWEN MERLE P		08/03/1992	QS	265,000 (L00083369)	

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	%
04-060	02/09/2004	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,141	CLF 1.00	100	1.00	990,000	3.53	100	1.00	WV5	2.25	813,310

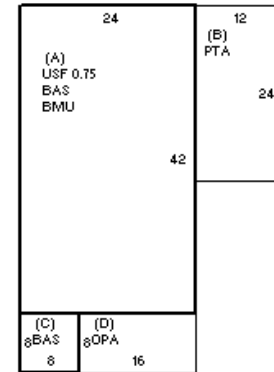
TOTAL	10,149 SF	ZONING	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	813,300	755,800
Inf1	FACTOR 100		BUILDING	438,300	389,900		
Inf2	PHY 100		DETACHED	14,800	14,100		
			OTHER	0	0		
					TOTAL	1,266,400	1,159,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30 0.70		400	39.86	11,200
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/10/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/12/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ROOF DECK



YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,828	DETAIL ADJ	1.133
\$NLA(RCN)	\$300	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		51.73	52,142
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	756	1984	232.47	175,744
ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	288		16.39	4,720
ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,072	1984	255.63	274,032
FLOOR COVER	13	COMB	1.00	D	OPA	N	OPEN PORCH	128		56.65	7,251
INT FINISH	2	DRYWALL	1.00	WDK	N	WOOD DECK		180		42.24	7,603
HEATING/COOLING	2	HOT WATER	1.02	BMG	O	BSMT GARAGE		1		2,740.10	2,740
FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP		1		9,062.90	9,063
				FPL	O	FIREPLACE		1		8,594.30	8,594
				GEN	O	GENERATOR		1		0.00	

TOTAL RCN	547,872
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$438,300