

Key: 6089

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.790

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
USTAS JOHN S & KATHLEEN M 19 CIRCUIT AV SCITUATE, MA 02066				51-1-15-0				19 CIRCUIT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
USTAS JOHN S & KATHLEEN M				03/14/2014	QS	2,475,000	44144-252				
WHITE DONALD W SR				09/10/2003	F		26476-145				
WHITE DONALD W SR				12/31/1997	QS	700,000	15776-212				

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 %
15-530	08/19/2015	3	ALTERATIONS	19,500	08/01/2016	SJ	100 100
14-318	06/17/2014	3	ALTERATIONS	19,100	08/24/2015	SJ	100 100
98-605	11/24/1998	4	DEMO				100 100
98-606	11/24/1998	1	NEW CONST				100 100
97-143	04/07/1997	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,408	CLF 1.00	100	1.00	2,288,000	2.38	100	1.00	WF5 5.20		1,927,690

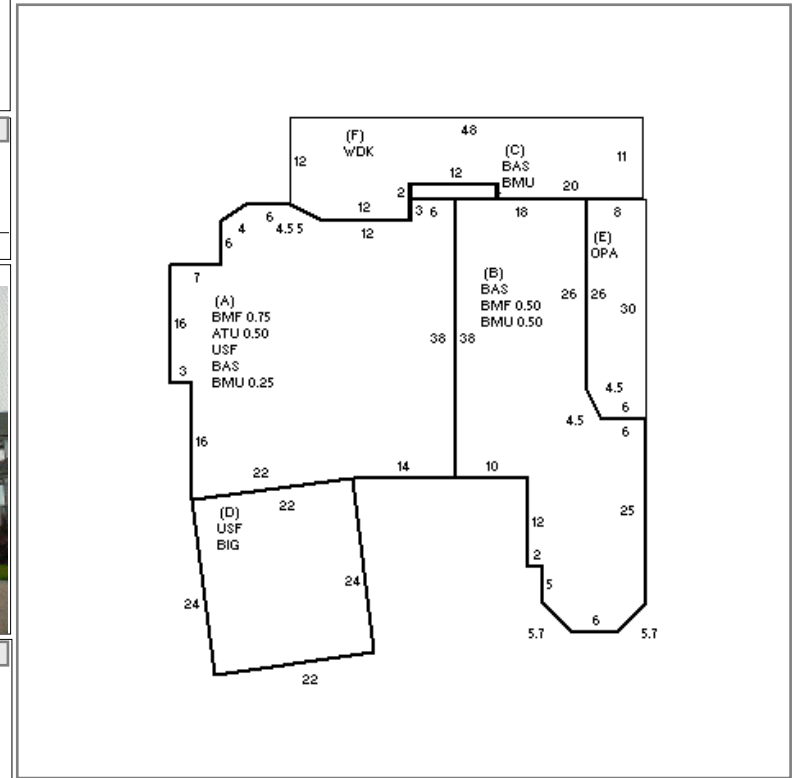
TOTAL	15,420 SF	ZONING	FRNT	65	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E C/W 16	LAND		1,927,700	1,752,500	
Inf1	FACTOR 100		BUILDING		2,111,200	1,793,900	
Inf2	PHY 100		DETACHED		0	0	
			OTHER		0	0	
			TOTAL		4,038,900	3,546,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
FY12 FR- CONV TO NEW STYLE



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/8/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/8/2000	SJ
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	3/18/2011	ER
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,345,773
NET AREA	4,306	DETAIL ADJ	1.404	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	889		70.63	62,788		
\$NLA(RCN)	\$545	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,428	1999	459.22	1,114,978		
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,878	1999	417.61	784,269		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	675		66.60	44,955		
				FLOOR COVER	13	COMB	1.00	+	BMF	N	BSMT FINISH-SEP	1,540		99.15	152,685		
				INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	528		110.00	58,081		
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	OPA	N	OPEN PORCH	236		92.70	21,877		
				FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	548		69.12	37,877		
									F23	O	FPL 2S 3OP	1		27,936.00	27,936		
									GFP	O	GAS FIREPLACE	1		10,000.80	10,001		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	V
																KITCHEN	V
																BATHS	V
																HEAT	
																ELECT	
																EFF.YR/AGE	2012 / 10
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$2,111,200