

Key: 6091

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.792

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOHN STEPHEN & MARY LOUISE 25 CIRCUIT AV SCITUATE, MA 02066				51-1-10-0				25 CIRCUIT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOHN STEPHEN & MARY LOUIS				12/16/2013	QS	1,250,000	()				
TISE ROBERT J TRS				01/28/2011	F	-100	()				
TISE ROBERT J & KAREN				11/10/1999	QS	730,000	18032-329				

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	%
18-825	11/20/2018	3	ALTERATIONS	335,000	05/13/2019	JD	100	0
18-719	10/16/2018	4	DEMO	165,000	05/13/2019	JD	100	0
00-155	04/01/2000	3	ALTERATIONS				100	100
92-777	10/01/1992	3	ALTERATIONS				100	100

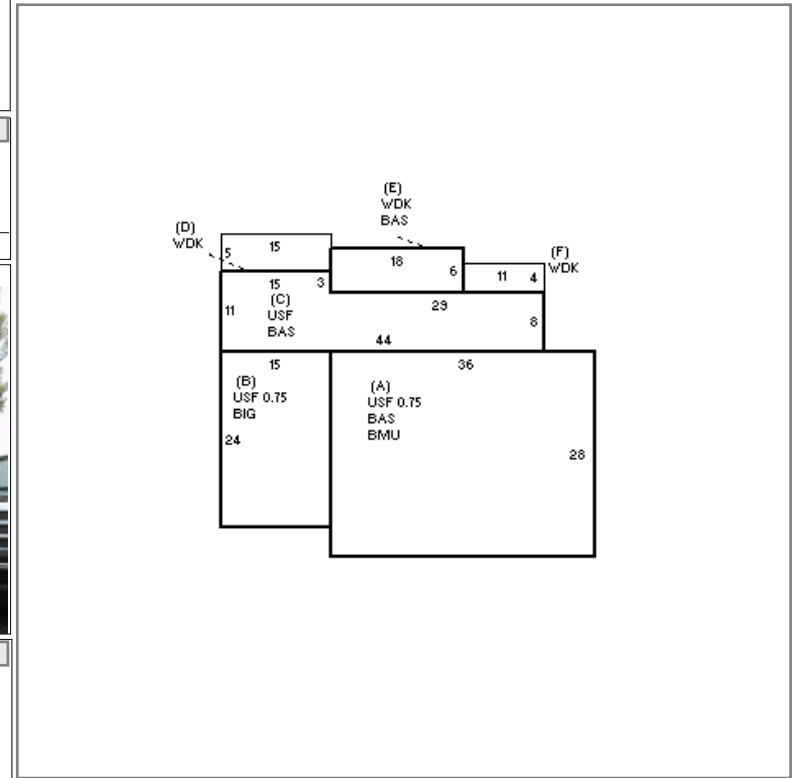
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,184	CLF 1.00	100	1.00	2,288,000	2.76	100	1.00	WF5	5.20	1,908,510

TOTAL	13,199 SF	ZONING	NOTED	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTED	LAND	1,908,500	1,735,000			
Infl1	FACTOR 100		BUILDING	900,000	743,300			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>2,808,500</b>	<b>2,478,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
Generator



BUILDING	CD	ADJ	DESC	MEASURE	5/13/2019	JD
MODEL	1		RESIDENTIAL	LIST	5/13/2019	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/18/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,936	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		65.84	66,363
\$NLA(RCN)	\$337	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,423	1920	276.32	393,210
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE		77.48	27,894
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,405	1920	303.86	426,917	
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	227		53.76	12,204	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	E	BAS	L	BASE AREA	108	2019	303.85	32,816	
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL 2S 1OP		1		11,534.60	11,535	
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE		1		7,778.40	7,778	
TOT FIXTURES	8	\$10,251													
# UNITS	1	1.00													

TOTAL RCN	988,967
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2013 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$900,000