

Key: 6096

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.797

LEGAL

LAND

DETACHED

BUILDING

G

CURRENT OWNER				PARCEL ID				LOCATION				
CHILDS FREDERICK CARTER & CRITTENDON JANNA LYNNE 30 CIRCUIT AVENUE SCITUATE, MA 02066				51-1-5-0				35 CIRCUIT AV				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CHILDS FREDERICK CARTER & PETIT ELIZABETH A TR				05/10/2021	O	1,260,000	54940-344	
PETIT EDWARD H & JANE E.D				05/03/2019	F	51074-234-41						
				03/25/2011	F	-100	39775-289					

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	%
21-1048	07/20/2021	2	ADDITIONS	553,000	04/27/2022	JD	100	70
21-1048	07/20/2021	2	ADDITIONS	553,000	03/10/2023	JD	100	99
21-617	06/16/2021	4	DEMO	10,000	04/27/2022	JD	100	100
12-050	02/06/2012	3	ALTERATIONS	12,000	08/23/2012	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,712 CLF	1.00	100	1.00	1,320,000	3.08	100	1.00	WV6	3.00	1,093,260

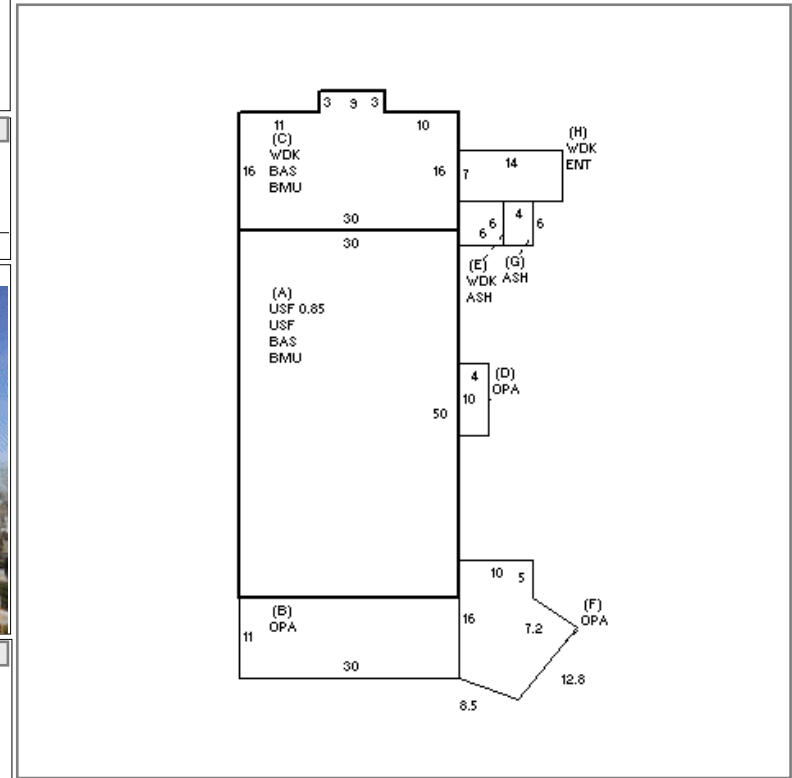
TOTAL	11,712 SF	ZONING	FRNT	272	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,093,300	993,900		
Inf1	FACTOR 100		BUILDING	1,901,700	1,194,100		
Inf2	PHY 100		DETACHED	3,000	0		
			OTHER	0	0		
TOTAL			TOTAL	2,998,000	2,188,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	V	1.50	10 0.90 20X14	2022	280	12.02	3,000



PHOTO	03/10/2023
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2022	JD
MODEL	1		RESIDENTIAL	LIST	4/27/2022	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/10/2023	JD
QUALITY	E	1.80	EXCELLENT [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	TOTAL RCN	2,113,054
NET AREA	4,782	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,007		72.67	145,854	CONDITION ELEM	CD
\$NLA(RCN)	\$442	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,007	1920	400.52	803,835	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	2,775	1920	364.23	1,010,727	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	580		92.70	53,766	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	641		69.12	44,305	BATHS	V
				INT FINISH	1	PLASTER	1.00	+	ASH	N	ATT SHED	60		40.23	2,414	HEAT	U
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	ENT	N	ENCLOSED ENTRY	98		175.87	17,235	ELECT	U
				FUEL SOURCE	2	GAS	1.00	GEN	O	O	GENERATOR	1		0.00			
								GFP	O	O	GAS FIREPLACE	1		10,000.80	10,001		
																EFF.YR/AGE	2012 / 10
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$1,901,700