Key: 6101

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,802

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONOVAN JAMES B TR 12 HIDDEN BROOK ROAD RIVERSIDE, CT 06878	51-2-3-0	154 EDWARD FOSTER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONOVAN JAMES B TR	11/20/2019	F	10	51977-43
DONOVAN JAMES B &	08/22/2017	QS	1,100,000	48825-96
MARSHALL ELIZABETH E	05/09/1990	QS		9742-303

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		02/27/2019	JD	100	100
		7	OTHERS		07/05/2018	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,006	CLF 1.00	100 1.00	100 1.00	1,496,000	1.96	100 1.00	WV7 3.40			1,279,290

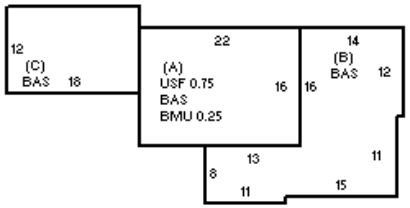
TOTAL	18,992 SF	ZONING		FRNT	89
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,279,300	1,163,000
BUILDING	230,600	205,200
DETACHED	7,700	7,200
OTHER	49,200	43,800
TOTAL	**1,566,800**	**1,419,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	70 0.30	22X23		506	45.81	7,000
SHF	A 1.00	70 0.30	18X10		180	12.55	700

PHOTO 03/03/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/27/2019	JD
LIST	2/27/2019	JD
REVIEW	3/3/2021	JD

BLDG COMMENTS

YEAR BLT	1888	SIZE ADJ	1.000
NET AREA	1,245	DETAIL ADJ	1.248
$NLA(RCN)	$289	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,992
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	88		63.15	5,557
A	USF	L	UPPER STORY FIN	264	1888	254.31	67,139
+	BAS	L	BASE AREA	981	1888	279.65	274,339
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	360,266

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD			$230,600

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TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

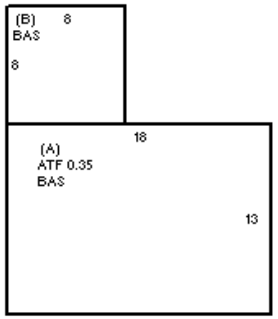
TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	49,200	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/03/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/27/2019	JD
LIST	2/27/2019	JD
REVIEW	3/3/2021	JD

YEAR BLT	1888	SIZE ADJ	1.000
NET AREA	380	DETAIL ADJ	0.841
$NLA(RCN)	$249	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	0	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	2	$1,346
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	298	1888	265.92	79,245
A	ATF	L	ATTIC FINISH	82	1888	171.82	14,089

TOTAL RCN	94,680

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1967 / 55	
COND	38	38 %
FUNC	10	NO KITCHEN
ECON	0	
DEPR	48	% GD 52
RCNLD		$49,200