

Key: 6196

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.896

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEIBEL PAUL TRUSTEE P O BOX 871 SCITUATE, MA 02066				54-3-2-0				21 WOODBINE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEIBEL PAUL TRUSTEE				10/26/2001	F		20770-77				
DEIBEL PAUL A				10/08/1998	A	110,000	N/A-N/A				
DEIBEL ANDREW JR				07/01/1988	XX		8556-48				

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	%
22-0829	08/09/2022	3	ALTERATIONS	2,945	08/28/2023	JD	100	100
99-17	01/21/1999	3	ALTERATIONS				100	100
96-290	07/03/1996	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,207	HBR 1.00	100	1.00	506,000	1.46	100	1.00	R03	1.15	444,370

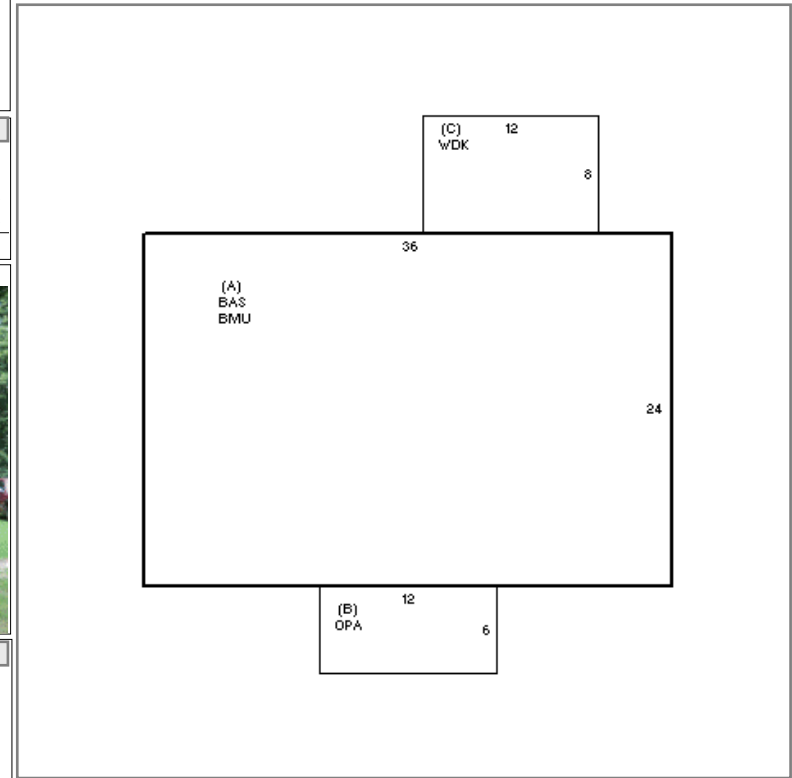
TOTAL	26,207 SF	ZONING	NOT E	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E	LAND	444,400	404,000			
Infl1	FACTOR 100		BUILDING	190,000	167,400			
Infl2	PHY 100		DETACHED	0	100			
			OTHER	0	0			
TOTAL			TOTAL	634,400	571,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/28/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/28/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/18/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	864	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		49.26	42,558
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	15	LOGS	1.00	A	BAS	L	BASE AREA	864	1972	216.94	187,436
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	72		51.50	3,708
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	96		38.40	3,686
ROOMS	4	1.00		FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	
BEDROOMS	2	1.00		INT FINISH	2	DRYWALL	1.00								
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02								
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	3	\$2,081													
# UNITS	1	1.00													



TOTAL RCN	246,750 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			G
KITCHEN			G
BATHS			G
HEAT			A
ELECT			A
EFF.YR/AGE	1994 / 28		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			\$190,000