

Key: 6243

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.944

LEGAL

LAND

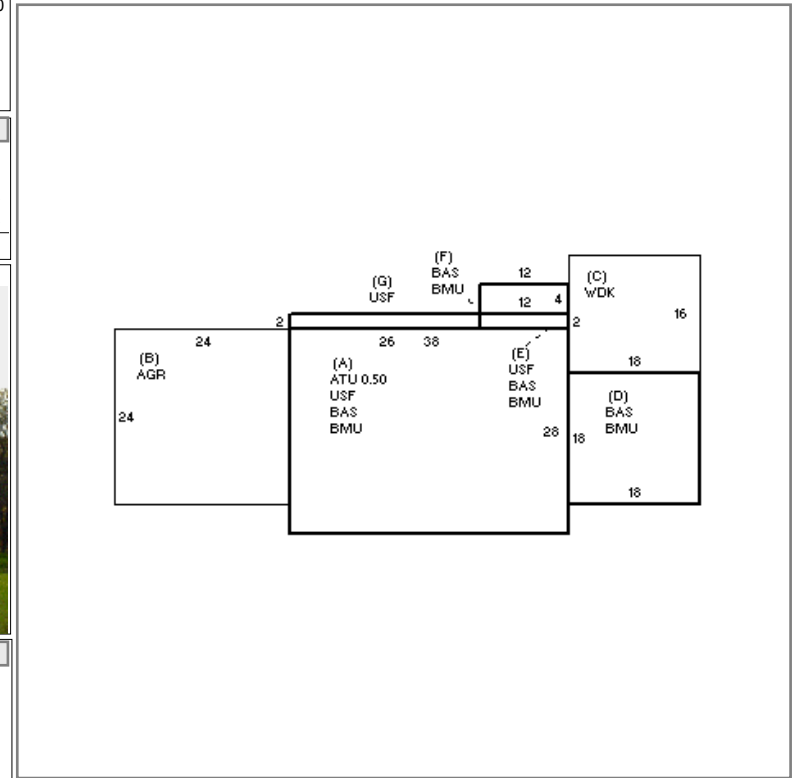
CURRENT OWNER				PARCEL ID				LOCATION				
CHRISTMAN JASON R & SAVITT ALEXIS 35 VILLAGE LN SCITUATE, MA 02066				13-1-23-0				35 VILLAGE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CHRISTMAN JASON R & CLARK EMILY J & DANIEL M				10/22/2015	QS	646,000	46184-107					
LAMINAR CONSTRUCTION CORP				10/28/1999	QS	399,900	17995-18					
				05/20/1999	B	105,000	17473-32					

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 %
SS17-09 99-210	05/13/1999	5	SPLIT/SUB/LA NEW CONST		04/20/2016	SJ	100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.962	NS 1.00	100	1.00	7,920	1.00	W40	0.40	R04	1.00	7,620

TOTAL	1.880 Acres		ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	411,700	374,600
Infl1	FACTOR 100			BUILDING	589,000	544,700		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					TOTAL	1,000,700	919,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/25/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/25/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	745,583
NET AREA	2,600	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,460		51.48	75,161	CONDITION ELEM	CD
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,460	2000	236.09	344,688	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	532		44.40	23,621	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	576		51.17	29,476	KITCHEN	
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	288		46.08	13,271	BATHS	
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	1,140	2000	214.70	244,754	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F11	O		FPL 1S 10P	1		8,737.20	8,737	ELECT	
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2.5	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$5,875														
# UNITS		1	1.00														
																EFF.YR/AGE	2000 / 22
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$589,000