

Key: 6470

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.173

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEFARIA FRANKLIN S & BIRMINGHAM JENNIFER M 55 LITTLEBROOK ROAD N PRINCETON, NJ 08540				56-1-20-A				25 PEGGOTTY BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DEFARIA FRANKLIN S & BRAY MATTHEW J & LAPHAM ALFRED B JR & JOAN				01/25/2019	QS	750,000		50752-276			
				06/01/2015	QS	655,500		45616-120			
				10/12/2000	F	-100		18965-231			

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 %
21-7	06/06/2023	3	ALTERATIONS	227,250			0 0
03-492	01/05/2021	3	ALTERATIONS	73,807	08/17/2021	JD	100 100
	08/20/2003	3	ALTERATIONS	4,500	09/07/2004	SJ	100 100
		6	CYCL GROWTH				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,166	CLF 1.00	100	1.00	990,000	3.52	100	1.00	WV5	2.25	813,420

TOTAL	10,149 SF	ZONING	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	813,400	755,900
Inf1	FACTOR 100		BUILDING	437,300	404,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,250,700	1,160,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/17/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/25/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,044	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		51.73	52,142
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,008	1989	210.79	212,472
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	954		42.24	40,297
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,036	1989	231.79	240,131
				FLOOR COVER	13	COMB	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	567,901
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1994 / 28
COND	24 24 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$437,300

