

Key: 6481

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.182

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHEAHAN DENIS K TR & KRISTINE M TR 35 CRESCENT AV SCITUATE, MA 02066				56-2-7-0				35 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SHEAHAN DENIS K TR & KRISTINE				12/03/2019	F	100		52041-62			
SHEAHAN DENIS & KRISTINE				04/16/2019	QS	1,651,000		51001-315			
STUDLEY RALPH M & HEATHER				04/06/2011	QS	965,000		39822-91			

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	%
23-0607	07/13/2023	3	ALTERATIONS	50,000				0
20-711	10/26/2020	3	ALTERATIONS	23,000	08/16/2021	JD	100	100
15-770	11/12/2015	3	ALTERATIONS	40,000	08/02/2016	SJ	100	100
		6	CYCL GROWTH				100	100
		7	OTHERS				100	100


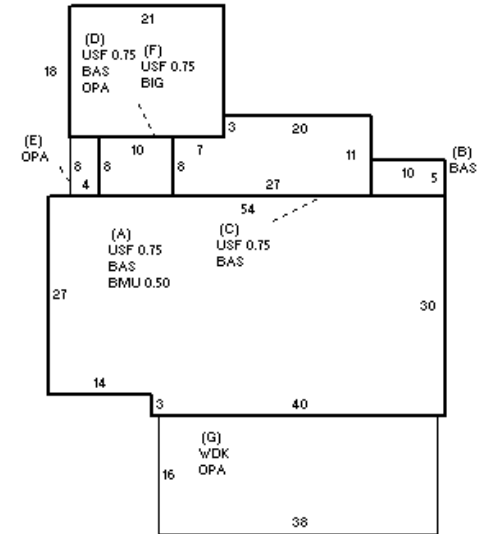
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,480	CLF 1.00	100	1.00	1,540,000	3.42	100	1.00	WV8	3.50	1,267,420

TOTAL	10,480 SF	ZONING		FRNT	96	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE		LAND	1,267,400	1,185,100		
Inf1	FACTOR 100		BUILDING	865,800	770,100			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	2,133,200	1,955,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/16/2021

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/23/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/31/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1937	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,718	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	789		60.93	48,072
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,734	1937	221.41	383,932
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,984	1937	243.47	483,053
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	720		61.80	44,496
				FLOOR COVER	2	SOFTWOOD	1.00	F	BIG	N	BUILT-IN GARAGE	378		62.93	23,786
				INT FINISH	1	PLASTER	1.00	G	WDK	N	WOOD DECK	608		46.08	28,016
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O		FPL 2S 10P	1		9,886.80	9,887
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,030,746	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	V	
BATHS	V	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2006 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$865,800	