Key: 6483

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,184

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FICK WAYNE A & JANIS A TRS 49 CRESCENT AV SCITUATE, MA 02066	56-2-9-0	49 CRESCENT AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FICK WAYNE A & JANIS A TR	03/05/2020	F	1	52434-81
FICK WAYNE & JANIS	03/28/2018	QS	1,695,000	49633-196
BARBARY KEVIN X & DEBORAH	07/31/1998	QS	425,000	16463-3

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

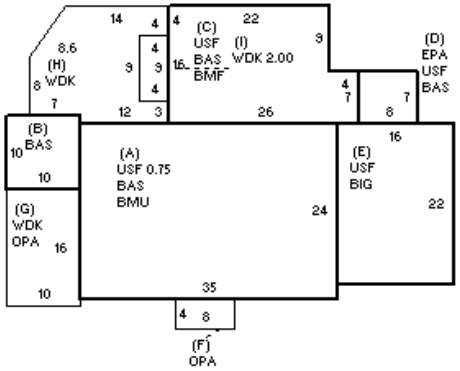
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-469	08/07/2020	3	ALTERATIONS	23,900	08/16/2021	JD	100	100
16-243	08/02/2016	3	ALTERATIONS	6,000	08/02/2016	SJ	100	100
15-41	01/29/2015	2	ADDITIONS	6,040	08/24/2015	SJ	100	100
00-188	05/10/2000	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,763	CLF 1.00	100 1.00	100 1.00	1,540,000	3.34	100 1.00	WV8 3.50			1,269,310

TOTAL	10,763 SF	ZONING		FRNT	183
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,269,300	1,186,900
BUILDING	898,500	742,200
DETACHED	1,400	1,400
OTHER	0	0
TOTAL	**2,169,200**	**1,930,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	7X12		84	18.80	1,400

PHOTO 08/28/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/29/2019	JD
LIST	8/29/2019	JD
REVIEW	8/16/2021	JD

YEAR BLT	1938	SIZE ADJ	1.000
NET AREA	2,794	DETAIL ADJ	1.144
$NLA(RCN)	$357	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$11,532
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	840		62.60	52,580
+	USF	L	UPPER STORY FIN	1,418	1938	278.17	394,440
+	BAS	L	BASE AREA	1,376	1938	305.88	420,893
C	BMF	N	BSMT FINISH-SEP	380		87.87	33,390
D	EPA	N	ENCLOSED PORCH	56		126.28	7,071
E	BIG	N	BUILT-IN GARAGE	352		78.05	27,472
+	OPA	N	OPEN PORCH	192		72.10	13,843
+	WDK	N	WOOD DECK	476		53.76	25,589
	F21	O	FPL 2S 1OP	1		11,534.60	11,535

TOTAL RCN	998,346

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$898,500