

Key: 6484

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.185

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
HOPEY BARBARA 55 CRESCENT AV SCITUATE, MA 02066				56-2-10-0				55 CRESCENT AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HOPEY BARBARA				04/10/2020	O	1,100,000	52592-222					
GINO WILLIAM L				04/19/2018	QS	1,132,500	49708-124					
GINO WILLIAM L TR				04/19/2018	F	100	49708-144					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,304	CLF 1.00	100	1.00	1,496,000	3.19	100	1.00	WV7	3.40	1,236,470

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	%
20-599	06/09/2021	3	ALTERATIONS	17,600	08/16/2021	JD	100	100
20-515	08/27/2020	3	ALTERATIONS	26,500	08/16/2021	JD	100	100
03-648	10/21/2003	3	ALTERATIONS	61,000	09/07/2004	SJ	100	100
01-276	06/15/2001	3	ALTERATIONS				100	100

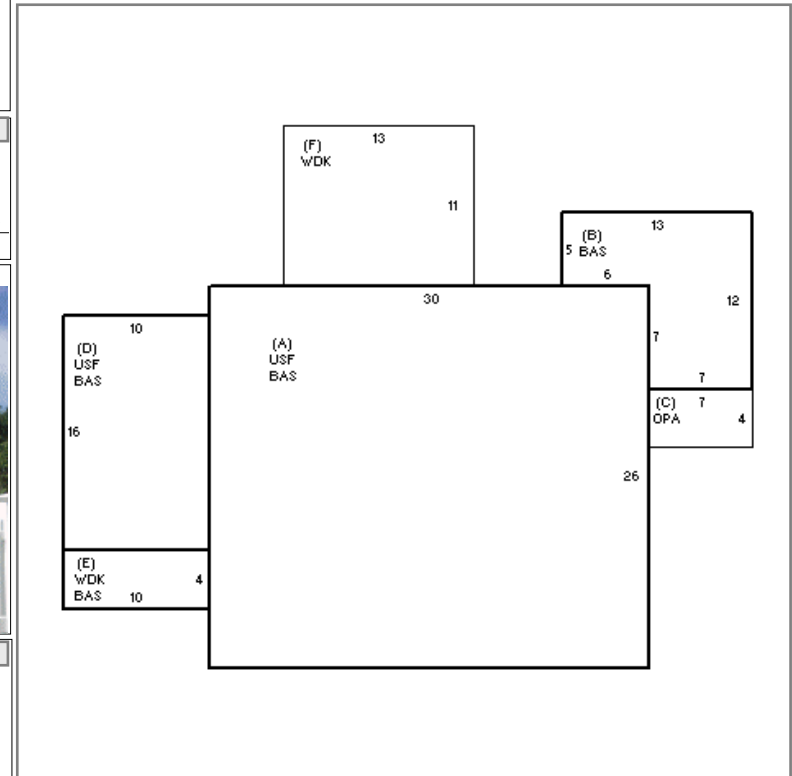
TOTAL	11,326 SF	ZONING	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,236,500	1,124,100
Inf1	FACTOR 100		BUILDING	396,500	353,000		
Inf2	PHY 100		DETACHED	25,000	23,800		
			OTHER	0	0		
			TOTAL		1,658,000	1,500,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	+	1.10	30 0.70		500	50.59	17,700
IPC	G	1.20	10 0.90	16X9	144	56.16	7,300



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/16/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/12/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
mls



YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	566,465		
NET AREA	2,034	DETAIL ADJ	1.248	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,094	1930	275.79	301,709	CONDITION ELEM	CD		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	940	1930	250.80	235,749	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	28		56.65	1,586	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	183		42.24	7,730	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	G		
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,842.50	1,843	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1973 / 49
																		COND	30 30%
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$396,500