

Key: 6487

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.188

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WILLIAMS MARIAN M TR 188 E 78TH ST APT 9B NEW YORK, NY 10075-0406				56-2-13-0				71 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILLIAMS MARIAN M TR				12/31/2003	A	100	(104725)				
WILLIAMS MARY K ETAL TR				12/31/2003	A	-100	556577-N/A				
WILLIAMS MARY K ETAL TRS				12/31/2003	A	-100	556575-N/A				

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	%
		5	SPLIT/SUB/LA		04/30/2009	SJ	100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,721	CLF	1.00	100	1,540,000	2.21	100	1.00	WV8	3.50	1,304,780

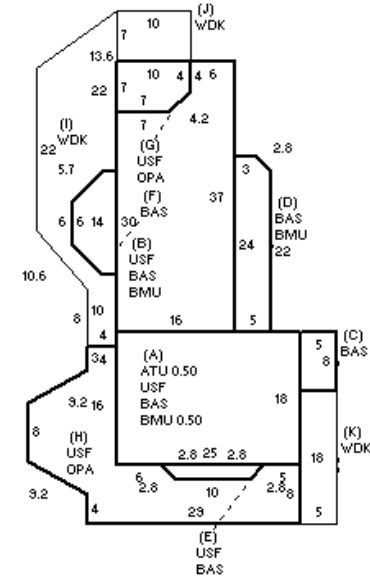
TOTAL	16,721 SF	ZONING	FRNT	152	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,304,800	1,220,100
Inf1	FACTOR 100		BUILDING	680,500	570,300		
Inf2	PHY 100		DETACHED	14,300	13,600		
			OTHER	0	0		
					TOTAL	1,999,600	1,804,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	1977	672	42.62	14,300



BLDG COMMENTS
FY12 STYLE CHANGE FROM COLONIAL TO CONVENTIONAL PER FIELD REVIEW.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/23/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/17/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	986,227		
NET AREA	2,666	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	870		68.84	59,892	CONDITION ELEM	CD		
\$NLA(RCN)	\$370	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,439	1900	299.59	431,109	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	225		51.80	11,655	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,227	1900	329.44	404,222	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	438		72.10	31,580	BATHS			
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	470		53.76	25,267	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		11,534.60	11,535	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1972 / 50
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$680,500