

Key: 6493

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.194

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION		
TEDESCHI STACEY E S/O 19 CRESCENT AVENUE LLC 1445 COMMONWEALTH AVENUE NEWTON, MA 02465		56-2-2-0		19 CRESCENT AV		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
19 CRESCENT AVENUE LLC		07/28/2023	QS	1,375,000	58135-186	
TEDESCHI STACEY E		10/22/2020	QS	1,300,000	53673-97	
FOY BRIAN J & CONWAY SUSA		08/04/2010	F	-100	38807-302	

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	%
00-448	08/20/2000	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,601 CLF	1.00	100	1.00	990,000	3.38	100	1.00	WV5	2.25	815,290

TOTAL	10,601 SF	ZONING		FRNT	76	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE				LAND	815,300	988,200
Inf1	FACTOR 100					BUILDING	377,600	507,500
Inf2	PHY 100					DETACHED	3,000	2,900
						OTHER	0	0
						TOTAL	1,195,900	1,498,600

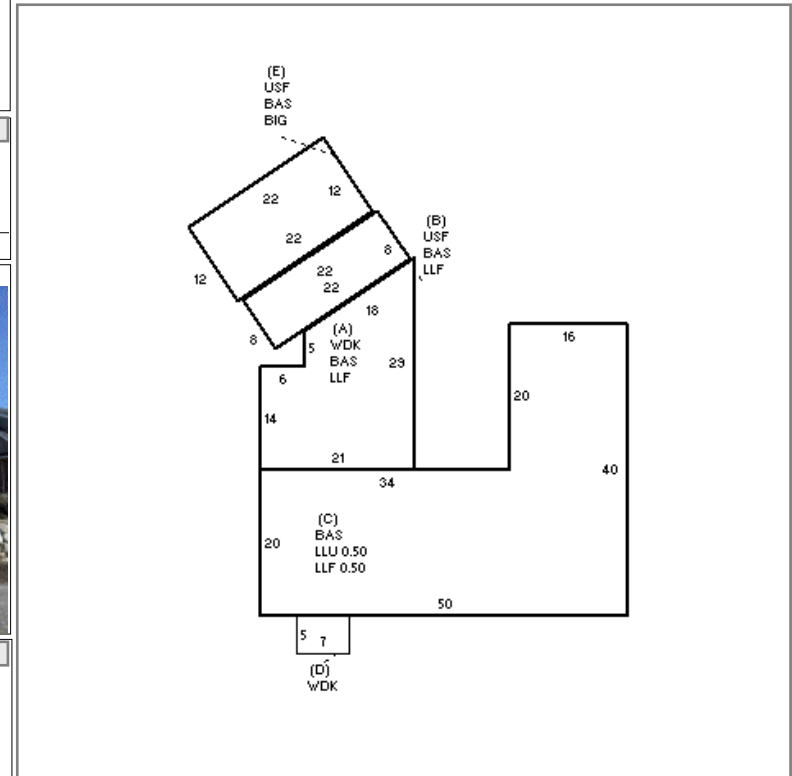
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70		455	7.36	2,300
PTD	A	1.00	50 0.50		160	9.28	700



BLDG COMMENTS

MLS

BUILDING	CD	ADJ	DESC	MEASURE	2/4/2019	JD
MODEL	1		RESIDENTIAL	LIST	2/4/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	10/1/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN		
NET AREA	3,924	DETAIL ADJ	0.918	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,280	1955	125.83	161,061		
\$NLA(RCN)	\$185	OVERALL	1.000	EXT COVER	13	STONE VENEER	1.05	+	BAS	L	BASE AREA	2,204	1955	182.43	402,067		
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	440	1955	165.90	72,995		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	LLU	N	LOWER LEVEL UNF	660		52.96	34,955		
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	479		42.24	20,233		
				INT FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	264		54.46	14,378		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O	O	GAS FIREPLACE	1		6,111.60	6,112		
				FUEL SOURCE	2	GAS	1.00	KIT	O	O	XTRA KITCHEN	1		7,165.40	7,165		
																TOTAL RCN	726,237
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1977 / 45
																COND	28 28 %
																FUNC	20 Layout
																ECON	0
																DEPR	48 % GD 52
																RCNLD	\$377,600

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