

Key: 6495

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.196

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FENTON RICHARD M & LISA 25 CRESCENT AVENUE SCITUATE, MA 02066				56-2-4-0				25 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FENTON RICHARD M & LISA				11/26/1996	QS	387,000	14807-109				
OSSENMACHER JOHN M				03/31/1994	XX	1	12773-20				
BURKE JOSEPH D & URSULA P				01/01/1984	XX		5550-477				

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	%
11-261	05/20/2011	2	ADDITIONS	81,500	08/09/2011	SJ	100	100
11-261	05/20/2011	2	ADDITIONS	81,500	08/29/2012	SJ	100	100
11-197	04/22/2011	3	ALTERATIONS	31,440	08/09/2011	SJ	100	100
05-009	01/10/2005	3	ALTERATIONS	20,000	07/20/2005	SJ	100	100
94-125	04/12/1994	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,890	CLF	1.00	100	1.00	100	1.00	1,320,000	3.30	100	1.00	1,088,700

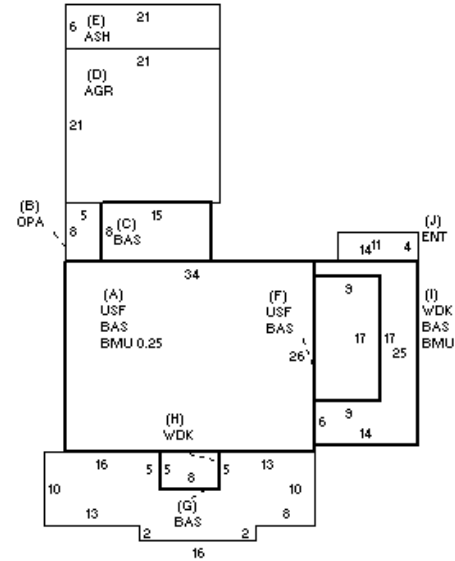
TOTAL	10,890 SF	ZONING	FRNT	164	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,088,700	989,700		
Inf1	FACTOR 100		BUILDING	583,200	525,500		
Inf2	PHY 100		DETACHED	400	300		
			OTHER	0	0		
			TOTAL	1,672,300	1,515,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/29/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/29/2012	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/17/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	777,647
NET AREA	2,431	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	418		75.78	31,676		
\$NLA(RCN)	\$320	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,037	1925	260.45	270,088		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	40		61.80	2,472		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,197	1925	286.40	342,822		
				FLOOR COVER	2	SOFTWOOD	1.00	D	AGR	N	ATT GARAGE	441		54.67	24,108		
				INT FINISH	1	PLASTER	1.00	E	ASH	N	ATT SHED	126		26.82	3,379		
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	559		46.08	25,759		
				FUEL SOURCE	99	N/A	1.00	I	BAS	L	BASE AREA	197	2011	286.40	56,422		
								J	ENT	N	ENCLOSED ENTRY	44		117.25	5,159		
								F21	O	FPL 2S 1OP	1		9,886.80	9,887			
																EFF.YR/AGE	1990 / 32
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$583,200