

Key: 6497

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.198

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AGIRLSBEACHOUSE LLC ADAM & ROSSANNA HENNESSEY 1445 COMMONWEALTH AVE NEWTON, MA 02465				56-2-6-0				33 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AGIRLSBEACHOUSE LLC				10/17/2019	U	990,000	51806-174				
CLARK JOANNE E				10/23/2006	F		33550-336				
RAMSDEN WALTER L & JOANNE				01/01/1968	QS	22,500	3375-631				

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	%
19-936	12/18/2019	3	ALTERATIONS	80,765	08/03/2020	JD	100	100

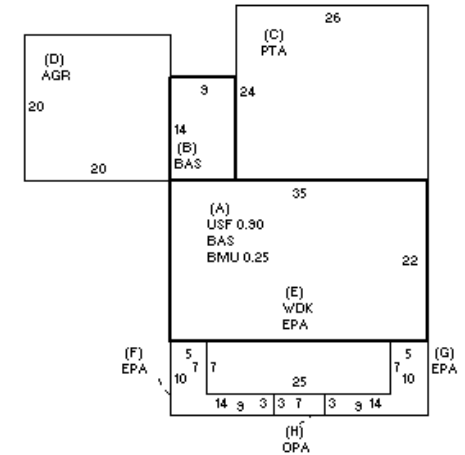
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890 CLF	1.00	100	1.00	1,320,000	3.30	100	1.00	WV6	3.00	1,088,700

TOTAL	10,890 SF	ZONING	NOTED	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS			LAND		1,088,700	989,700	
Inf1	FACTOR 100			BUILDING		369,000	328,200	
Inf2	PHY 100			DETACHED		100	100	
				OTHER		0	0	
				TOTAL		1,457,800	1,318,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1928	SIZE ADJ	1.000
NET AREA	1,589	DETAIL ADJ	1.248
\$NLA(RCN)	\$341	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$5,491
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	193		69.47	13,407
A	USF	L	UPPER STORY FIN	693	1928	263.69	182,739
+	BAS	L	BASE AREA	896	1928	289.97	259,809
C	PTA	N	PATIO	624		16.39	10,228
D	AGR	N	ATT GARAGE	400		51.57	20,626
+	EPA	N	ENCLOSED PORCH	329		99.22	32,644
E	WDK	N	WOOD DECK	175		42.24	7,392
H	OPA	N	OPEN PORCH	21		56.68	1,190
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	542,588
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$369,000