

Key: 6503

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.204

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHEEHAN JOHN J & JANET 20 CRESCENT AVENUE SCITUATE, MA 02066				56-1-19-0				20 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEEHAN JOHN J & JANET				06/13/1980	QS		4838-461				
SHEEHAN JOHN J AND JANET				11/23/1979	XX		4758-206				
VASSALOTTI MICHAEL AND HE				01/01/1956	XX		2417-195				

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	%
06-155	03/30/2006	3	ALTERATIONS	15,000	08/28/2006	SJ	100	100

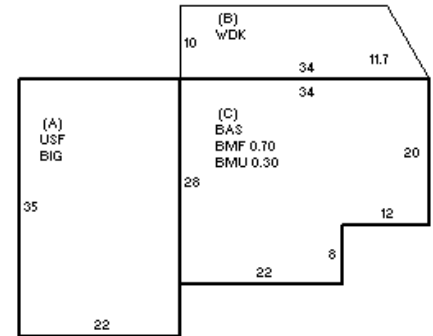
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,837 CLF	1.00	100	1.00	1,320,000	3.63	100	1.00	WV6	3.00	1,082,610

TOTAL	9,845 SF	ZONING		FRNT	93	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE				LAND	1,082,600	984,200
Inf1	FACTOR 100					BUILDING	336,400	303,500
Inf2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,419,000	1,287,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/27/2015	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	487,529			
NET AREA	1,626	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	770		45.13	34,747	CONDITION ELEM	CD			
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	770	1954	214.23	164,955	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	310		42.24	13,094	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BMU	N	BSMT UNFINISHED	257		54.37	13,972	KITCHEN				
				FLOOR COVER	14	COMB	1.00	C	BMF	N	BSMT FINISH-SEP	599		76.32	45,717	BATHS				
				INT FINISH	1	PLASTER	1.00	C	BAS	L	BASE AREA	856	1954	235.57	201,649	HEAT				
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	O	FPL 1S 10P	1		8,009.10	8,009	ELECT				
				FUEL SOURCE	99	N/A	1.00													
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1972 / 50	
STORIES	1	1.00															COND	31 31 %		
ROOMS	5	1.00															FUNC	0		
BEDROOMS	3	1.00															ECON	0		
BATHROOMS	2	1.00															DEPR	31	% GD	69
# 1/2 BATHS	0	1.00															RCNLD	\$336,400		
TOT FIXTURES	6	\$5,386																		
# UNITS	1	1.00																		