Key: 6508

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,209

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DWYER DAVID A & CHERYL A 34 CRESCENT AV SCITUATE, MA 02066	56-1-15-0	34 CRESCENT AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DWYER DAVID A & CHERYL A	12/26/2013	F	1	43956-341
DWYER DAVID A	04/12/2011	H	1	39837-309
DWYER FRANCES H & ROBERT	02/11/1999	XX		17145-180

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	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500	CLF 1.00	100 1.00	100 1.00	1,320,000	3.13	100 1.00	WV6 3.00			1,092,080

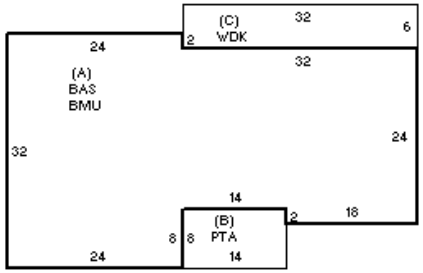
TOTAL	11,500 SF	ZONING		FRNT	92
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,092,100	992,800
BUILDING	267,800	238,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,359,900**	**1,230,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/14/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/23/2010	PL
LIST	11/23/2010	EST
REVIEW	3/17/2011	ER

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,508	DETAIL ADJ	0.867
$NLA(RCN)	$240	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,508		42.61	64,249
A	BAS	L	BASE AREA	1,508	1968	185.14	279,190
B	PTA	N	PATIO	112		14.90	1,669
C	WDK	N	WOOD DECK	192		38.40	7,373
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	361,843
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$267,800