

Key: 6513

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.214

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHAISSON BRIAN R & SUSAN E TRS 44 CRESCENT AV SCITUATE, MA 02066				56-5-12-0				44 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAISSON BRIAN R & SUSAN				05/16/2022	QS	4,000,000	56810-299				
O'DONOGHUE JOHN W & MARY				07/03/2014	O	1,500,000	44500-53				
WARNER MARIE A & STEPHEN				12/18/1990	QS		10078-96				

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 %
14-123	12/02/2014	7	OTHERS		08/09/2023	JD	100 100
14-323	12/02/2014	7	OTHERS		09/02/2022	JD	100 100
		4	DEMO		05/28/2015	SJ	100 100
		1	NEW CONST	332,940	05/28/2015	SJ	100 100
		1	NEW CONST	332,940	05/18/2016	SJ	100 95

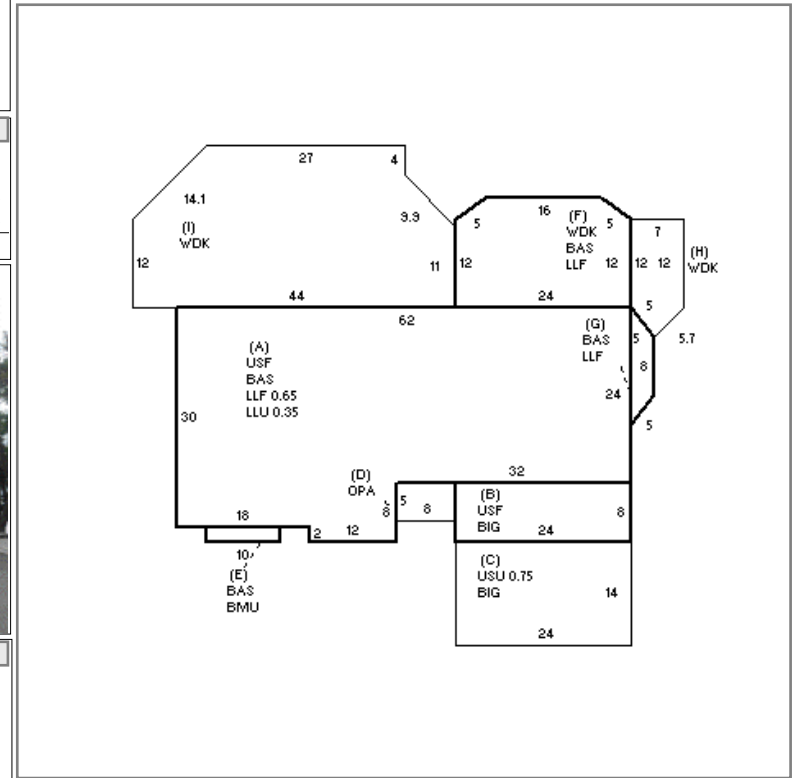
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,802	CLF	1.00	1.00	2,288,000	3.32	1.00	1.00	WF5	5.20	1,886,250

TOTAL	10,803 SF	ZONING		FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,886,300	1,714,800			
Inf1	FACTOR 100		BUILDING	1,865,300	1,468,000			
Inf2	PHY 100		DETACHED	2,300	0			
			OTHER	0	0			
			TOTAL	3,753,900	3,182,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.50	10 0.90 15X8		120	20.89	2,300



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	8/9/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/9/2023	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	9/2/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,464	DETAIL ADJ	1.404	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	592		100.57	59,535
\$NLA(RCN)	\$352	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,096	2015	346.40	726,044
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,884	2015	315.01	593,478
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BIG	N	BUILT-IN GARAGE	528		85.56	45,174
ROOMS	7	1.00		FLOOR COVER	12	COMB	1.00	C	USU	N	UPPER STORY UNF	252		138.86	34,992
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	40		72.10	2,884
BATHROOMS	4	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04	E	BMU	N	BSMT UNFINISHED	20		88.41	1,768
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00	+	LLF	L	LOWER LEVEL FIN	1,484	2015	238.93	354,568
TOT FIXTURES	15	\$23,587							WDK	N	WOOD DECK	1,312		53.76	70,533
# UNITS	1	1.00							GEN	O	GENERATOR	1		0.00	
									GFP	O	GAS FIREPLACE	1		7,778.40	7,778
									ODS	O	OUT DOOR SHOWER	1		2,637.60	2,638

TOTAL RCN	1,922,980
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2019 / 3
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$1,865,300