

Key: 6514

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.215

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GARCIA HELDER & REIS MARIE G 48 CRESCENT AVENUE SCITUATE, MA 02066				56-5-11-0				48 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GARCIA HELDER & REIS MARI				01/26/1996	QS	785,000	14101-110				
REITZ RICHARD P & BONNIE				04/08/1991	QS	430,000	10220-265				
EGNATOWICH JENNIE				01/01/1950	XX	5794-309					

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	%
17-52	02/01/2017	3	ALTERATIONS	53,000	08/22/2017	SJ	100	100
91-385	07/30/1991	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,159 CLF	1.00	100	1.00	2,288,000	4.34	100	1.00	WF5	5.20	1,858,420

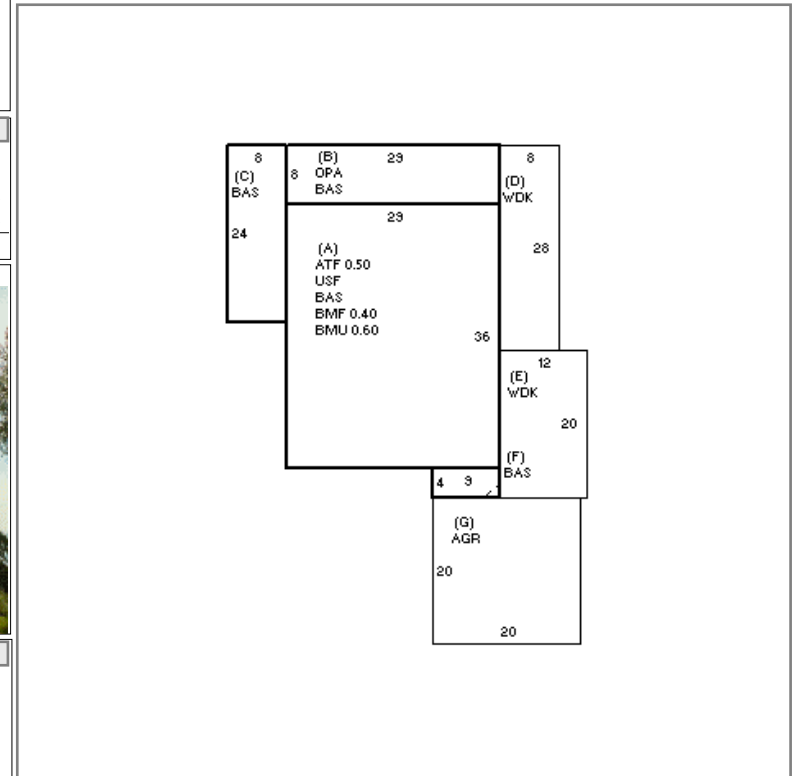
TOTAL	8,146 SF	ZONING		FRNT	72	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,858,400	1,689,500			
Infl1	FACTOR 100		BUILDING	583,000	547,300			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	2,441,400	2,236,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/29/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/17/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	777,341	
NET AREA	3,070	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	626		55.93	35,010	CONDITION ELEM	CD	
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	418		78.51	32,816	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,044	1950	205.89	214,945	INTERIOR	
STORIES	2.5	1.00	ROOF COVER	3	ASBESTOS	1.00	A	ATF	L	ATTIC FINISH	522	1950	146.28	76,357	KITCHEN			
ROOMS	10	1.00	FLOOR COVER	14	COMB	1.00	+	BAS	L	BASE AREA	1,504	1950	226.40	340,505	BATHS			
BEDROOMS	6	1.00	INT FINISH	1	PLASTER	1.00	B	OPA	N	OPEN PORCH	232		61.80	14,338	BATHS			
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	+	WDK	N	WOOD DECK	464		46.08	21,382	HEAT			
# 1/2 BATHS	2	1.00	FUEL SOURCE	99	N/A	1.00	G	AGR	N	ATT GARAGE	400		56.25	22,501	ELECT			
TOT FIXTURES	10	\$9,600						F21	O	FPL 2S 1OP	1		9,886.80	9,887				
# UNITS	1	1.00																
																EFF.YR/AGE	1990 / 32	
																COND	25 25%	
																FUNC	0	
																ECON	0	
																DEPR	25 % GD 75	
																RCNLD	\$583,000	