

Key: 6516

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.217

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POLLARD LYNNA M TR & CHARLES W TR 50 CRESCENT AV SCITUATE, MA 02066				56-5-10-0				50 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POLLARD LYNNA M TR & POLLARD CHARLES W & LYNNA				02/27/2017	F	100	(124816)				
CANNAROZZI DANTE & ELAYNE				08/05/2005	QS	2,350,000	(107732)				
				10/03/1994	QS	530,000	(C87100)				

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	%
11-608	09/28/2011	3	ALTERATIONS	37,500	08/29/2012	SJ	100	100
09-067	03/13/2009	3	ALTERATIONS	25,000	08/14/2009	SJ	100	100
04-071	02/12/2004	3	ALTERATIONS	53,196	09/08/2004	SJ	100	100
01-562	10/03/2001	3	ALTERATIONS				100	100
01-292	06/19/2001	3	ALTERATIONS				100	100

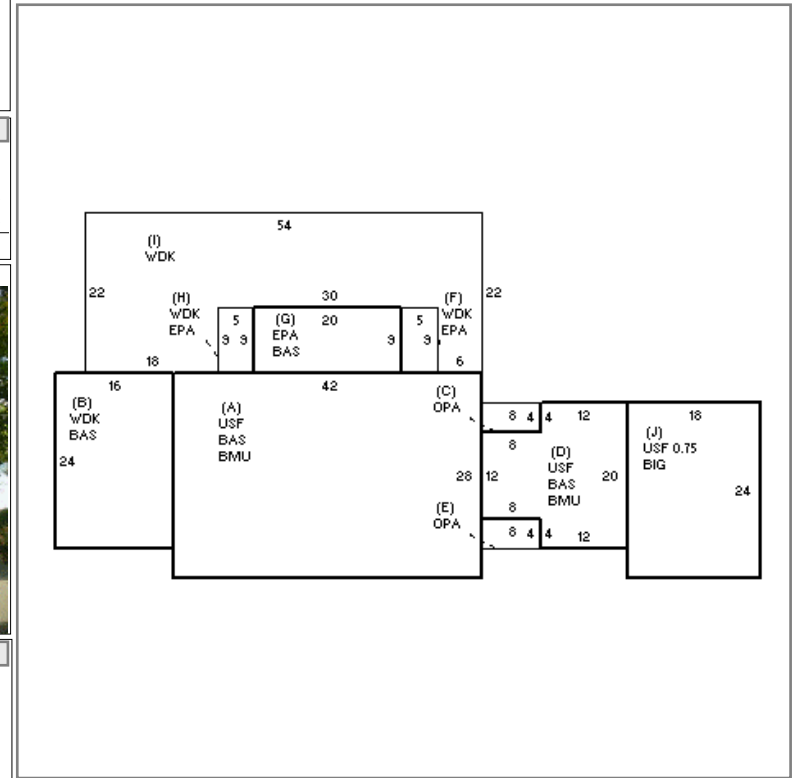
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,477	CLF	1.00	100	1.00	100	1.00	WF5	5.20		1,911,070

TOTAL	13,460 SF	ZONING	FRNT	67	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,911,100	1,737,300		
Inf1	FACTOR 100		BUILDING	965,300	858,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	2,876,400	2,595,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW. STYLE CHANGE FROM COLONIAL TO CONVENTIONAL PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	8/29/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/29/2012	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/16/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,912	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,512		51.13	77,303
\$NLA(RCN)	\$320	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,836	1930	249.77	458,574
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,076	1930	274.65	570,181
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	64		61.80	3,955
				FLOOR COVER	2	SOFTWOOD	1.00	+	EPA	N	ENCLOSED PORCH	270		108.24	29,225
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	1,392		46.08	64,144
				HEATING/COOLING	11	HW/COOL AIR	1.04	J	BIG	N	BUILT-IN GARAGE	432		68.62	29,644
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	1,253,695
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$965,300