

Key: 6519

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.220

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
POPPEY THOMAS & ELISSA FLYNN-POPPEY 70 CRESCENT AV SCITUATE, MA 02066		56-5-7-0		70 CRESCENT AV	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
POPPEY THOMAS & ULANOWSKI JOHN		11/04/2016	O	1,720,000	47703-10
MCKNIGHT WILLIAM R & DIAN		04/01/1983	QS	158,000	5333-249
		04/23/1980	XX		4818-348

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 %
21-1025	07/07/2021	3	ALTERATIONS	22,100	07/26/2022	JD	100 100
20-171	03/16/2020	3	ALTERATIONS	20,350	08/03/2020	JD	100 100
16-783	12/19/2016	3	ALTERATIONS	185,000	08/22/2017	SJ	100 50
03-571	09/19/2003	3	ALTERATIONS	20,900	09/07/2004	SJ	100 100
90-734	12/06/1990	3	ALTERATIONS				100 100

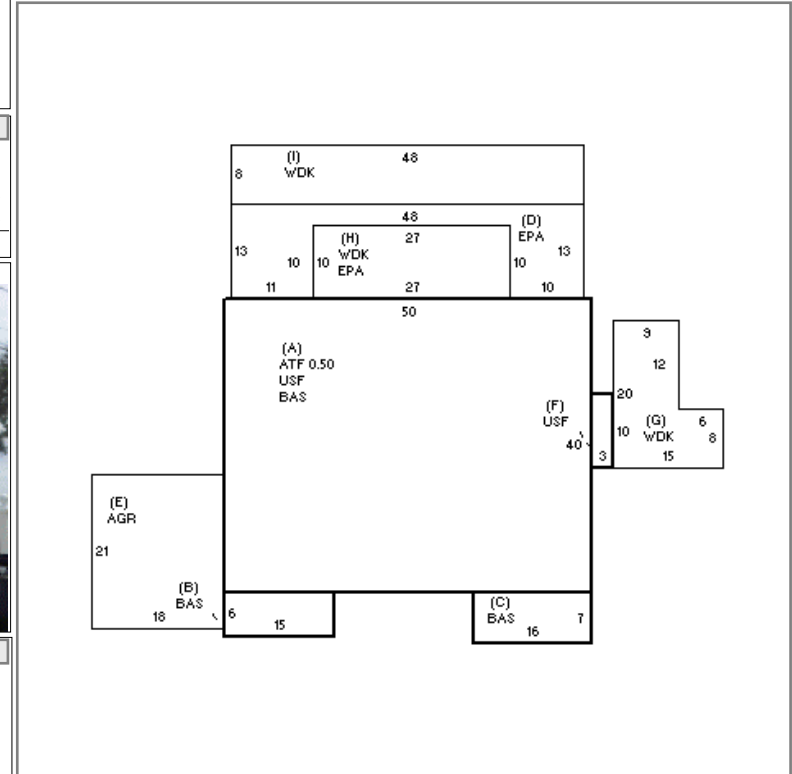
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,859	CLF	1.00	1.00	2,288,000	1.97	1.00	1.00	WF5	5.20	1,955,490

TOTAL	18,861 SF	ZONING	FRNT	159	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,955,500	1,777,700		
Inf1	FACTOR 100		BUILDING	1,223,500	1,088,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	3,179,000	2,866,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/26/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/3/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,422,679		
NET AREA	5,232	DETAIL ADJ	1.260	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	2,202	1930	269.96	594,461	CONDITION ELEM	CD		
\$NLA(RCN)	\$272	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	A	L	ATTIC FINISH	1,000	1930	174.43	174,426	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	624		108.24	67,542	INTERIOR	V		
				ROOF COVER	2	WOOD SHINGLES	1.01	E	AGR	N	ATT GARAGE	378		57.21	21,624	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UPPER STORY FIN	2,030	1930	245.50	498,372	BATHS	V		
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	882		46.08	40,643	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL 2S 1OP	1		9,886.80	9,887	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00						
																		EFF.YR/AGE	2008 / 14
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$1,223,500