

Key: 6527

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.228

LEGALLAND

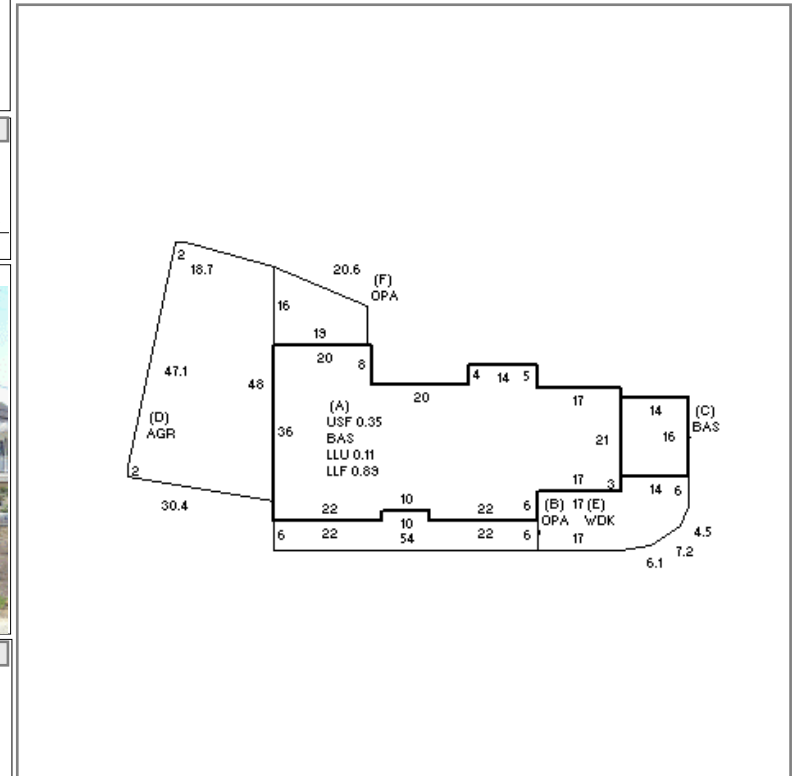
CURRENT OWNER				PARCEL ID				LOCATION			
AYERS MICHAEL & VIRGINIA 2 PROSPECT AV SCITUATE, MA 02066				56-3-8-0				2 PROSPECT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AYERS MICHAEL & VIRGINIA				05/27/2015	QS	755,000	45596-32				
ROBOTHAM W ROBERT				01/01/1952	QS		2186-99				

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	%
18-716	10/15/2018	2	ADDITIONS	80,000	01/21/2020	JD	100	10
18-716	10/15/2018	2	ADDITIONS	80,000	08/03/2020	JD	100	100
18-237	04/25/2018	1	NEW CONST	705,000	05/22/2018	JD	100	100
18-195	04/13/2018	4	DEMO	10,000	05/22/2018	JD	100	100
01-045	02/06/2001	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,992	CLF	1.00	100	1,320,000	1.96	100	1.00	WV6	3.00	1,128,760

TOTAL	18,992 SF	ZONING	FRNT	306	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,128,800	1,026,100		
Inf1	FACTOR 100		BUILDING	2,064,700	1,753,400		
Inf2	PHY 100		DETACHED	41,000	39,000		
			OTHER	0	0		
			TOTAL	3,234,500	2,818,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	E	1.80	10 0.90 25X20	2019	500	13.08	5,900
IPG	E	1.80	10 0.90 13X37		481	68.18	29,500
HTB	G	1.20	10 0.90		1	6,218.16	5,600



BUILDING	CD	ADJ	DESC	MEASURE	5/16/2019	JD
MODEL	1		RESIDENTIAL	LIST	5/16/2019	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	1/29/2020	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Xtra Sink

DETACHED

BUILDING

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,128,540
NET AREA	4,850	DETAIL ADJ	1.404	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,838	2019	311.97	573,399		
\$NLA(RCN)	\$439	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLU	N	LOWER LEVEL UNF	227		131.31	29,808		
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	723	2019	411.31	297,378		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	572		92.70	53,024		
				FLOOR COVER	12	COMB	1.00	+	BAS	L	BASE AREA	2,289	2019	452.29	1,035,293		
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	1,240		67.55	83,765		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	WDK	N	WOOD DECK	379		69.12	26,197		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		3,391.20	3,391		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																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	\$2,064,700

CAPACITY

STORIES ROOMS BEDROOMS BATHROOMS # 1/2 BATHS TOT FIXTURES # UNITS