

Key: 6530

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.231

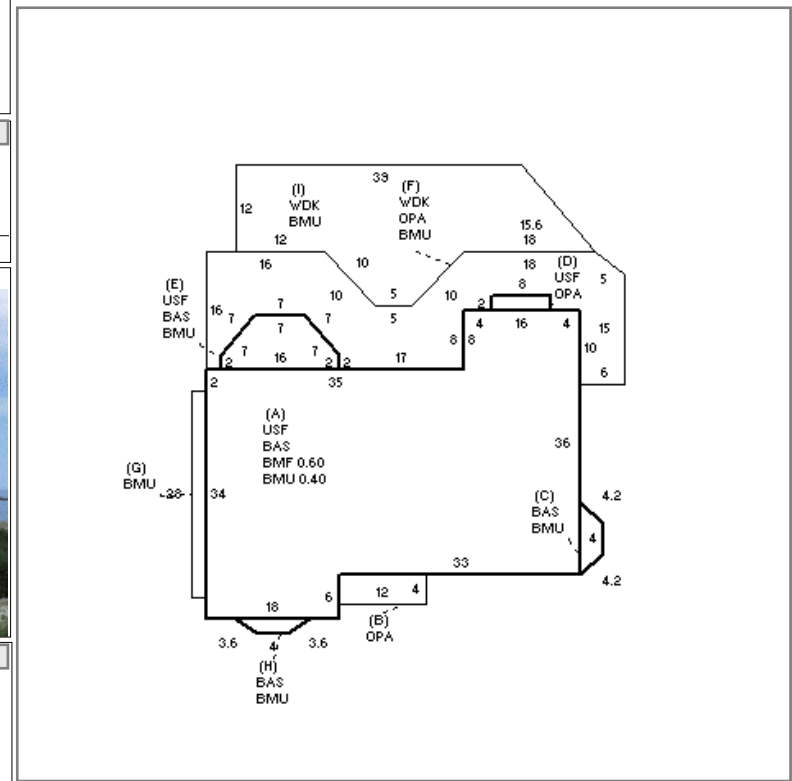
LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SHIELDS WILLIAM F TR 98 CRESCENT AV SCITUATE, MA 02066				56-5-2-0				98 CRESCENT AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SHIELDS WILLIAM F TR				12/03/2021	F	1	56115-340					
SHIELDS WILLIAM F				07/29/2019	QS	2,400,000	51427-19					
REDDY SARATHCHANDRA I &				07/21/2014	QS	2,050,000	44549-171					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,625 CLF	1.00	100	1.00	2,288,000	2.67	100	1.00	WF8	5.20	1,912,380

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	%
20-421	07/23/2020	3	ALTERATIONS	450,000	08/16/2021	JD	100	100
		6	CYCL GROWTH		01/31/2014		100	100
		7	OTHERS		07/23/2009		100	100
		4	DEMO		06/10/2008	SJ	100	100
07-450	08/08/2007	1	NEW CONST	476,500	06/10/2008	SJ	100	100

TOTAL	13,625 SF	ZONING	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,912,400	1,738,500
Inf1	FACTOR 100		BUILDING	1,481,900	1,237,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	3,394,300	2,975,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

ROOF DECK
MLS

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2015	SJ
MODEL	1		RESIDENTIAL			
STYLE	20	1.35	NEW STYLE [100%]	LIST	10/21/2015	EST
QUALITY	V	1.40	VERY GOOD [100%]	REVIEW	8/16/2021	JD
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.000
NET AREA	3,565	DETAIL ADJ	1.390
\$NLA(RCN)	\$442	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	11	\$17,125	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,059		53.34	109,829
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	998		74.88	74,731
ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,792	2008	360.58	646,160
ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,773	2008	327.91	581,384
FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	659		72.10	47,515
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	1,209		53.76	64,996
HEATING/COOLING	9	WARM/COOL AIR	1.03	WDK	N	WOOD DECK	48		53.75	2,580	
FUEL SOURCE	2	GAS	1.00	BMG	O	BSMT GARAGE	4		3,487.05	13,948	
				GEN	O	GENERATOR	1		0.00		
				GFP	O	GAS FIREPLACE	2		7,779.10	15,558	
				ODS	O	OUT DOOR SHOWER	1		2,611.00	2,611	

TOTAL RCN	1,576,436
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$1,481,900

DETA
CHED
BUI
LID
ING