

Key: 6531

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.232

LEGAL

LAND


DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PITTS KAREN 94 CRESCENT AV SCITUATE, MA 02066				56-5-3-0				94 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PITTS KAREN				06/18/2015	U	990,000	45681-327				
MCKEEVER RICHARD				03/12/2015	F	1	45316-239				
94 CRESCENT AVENUE LLC				03/02/2012	F	100	41052-347				

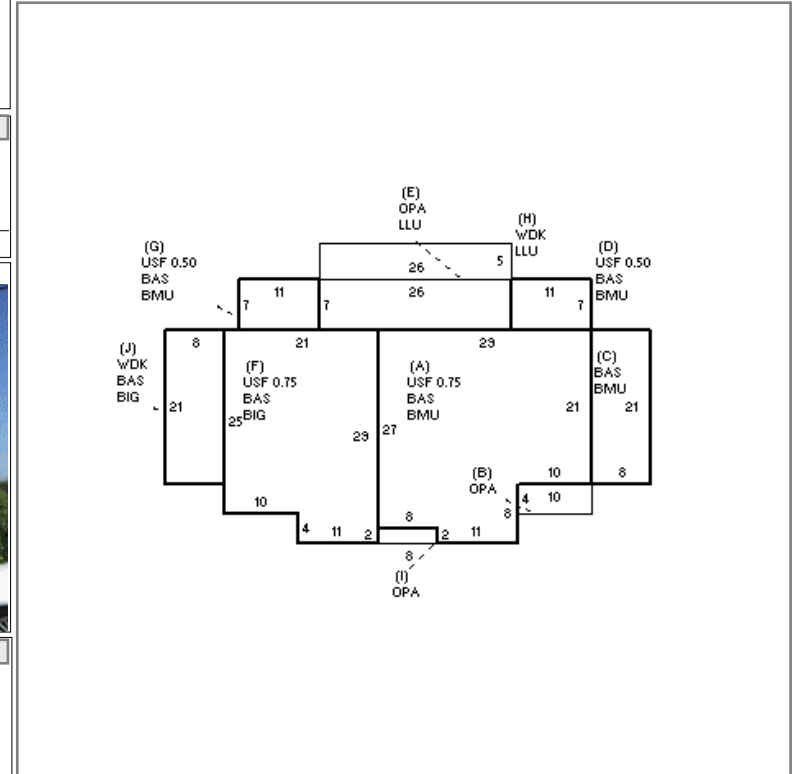
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-677	10/23/2017	4	DEMO		05/23/2018	JD	100	100
17-677	10/23/2017	1	NEW CONST	389,000	05/23/2018	JD	100	50
17-677	10/23/2017	1	NEW CONST	389,000			100	80
17-677	10/23/2017	1	NEW CONST	389,000	08/03/2020	JD	100	100
98-408	08/10/1998	3	ALTERATIONS				100	100

TOTAL	12,110 SF	ZONING		FRNT	93	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE				LAND	1,708,900	1,553,600
Inf1	FACTOR 100					BUILDING	1,191,000	994,600
Inf2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	2,899,900	2,548,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/03/2020
									



BLDG COMMENTS		
MEASURE	5/16/2019	JD
LIST	5/16/2019	JD
REVIEW	8/3/2020	JD
Extra Sink		



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	8/3/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.000
NET AREA	2,867	DETAIL ADJ	1.390
\$NLA(RCN)	\$433	OVERALL	1.000

CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		12	\$18,682
# 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	1,067		64.83	69,178
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,804	2018	365.50	659,368
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,063	2018	332.39	353,326
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	238		72.10	17,160
FLOOR COVER	12	COMB	1.00	+	LLU	N	LOWER LEVEL UNF	312		106.11	33,107
INT FINISH	2	DRYWALL	1.00	+	BIG	N	BUILT-IN GARAGE	737		78.95	58,188
HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	298		53.76	16,020
FUEL SOURCE	2	GAS	1.00	+	GFP	O	GAS FIREPLACE	2		7,779.10	15,558

TOTAL RCN	1,240,588	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A

EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96

RCNLD	\$1,191,000
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