

Key: 6532

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.233

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CURRENT OWNER				PARCEL ID				LOCATION				
GARABEDIAN CHARLES M & ELIZABETH M				56-5-4-0				86 CRESCENT AV				
86 CRESCENT AV SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GARABEDIAN CHARLES M & O'SULLIVAN DIANNE				06/29/2017	QS	2,000,000	48607-243	
				O'DONOVAN JAMES &				12/19/2013	F	100	43935-275	
								05/31/2012	QS	1,550,000	41446-175	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,854	CLF	1.00	100	2,288,000	3.31	100	1.00	WF5	5.20	1,886,720

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	%
23-337	04/19/2023	3	ALTERATIONS	55,000	08/28/2023	JD	100	100
		7	OTHERS		07/12/2018	JD	100	100
		5	SPLIT/SUB/LA		04/30/2009	SJ	100	100
98-271	06/16/1998	2	ADDITIONS				100	100
94-19	01/25/1994	3	ALTERATIONS				100	100

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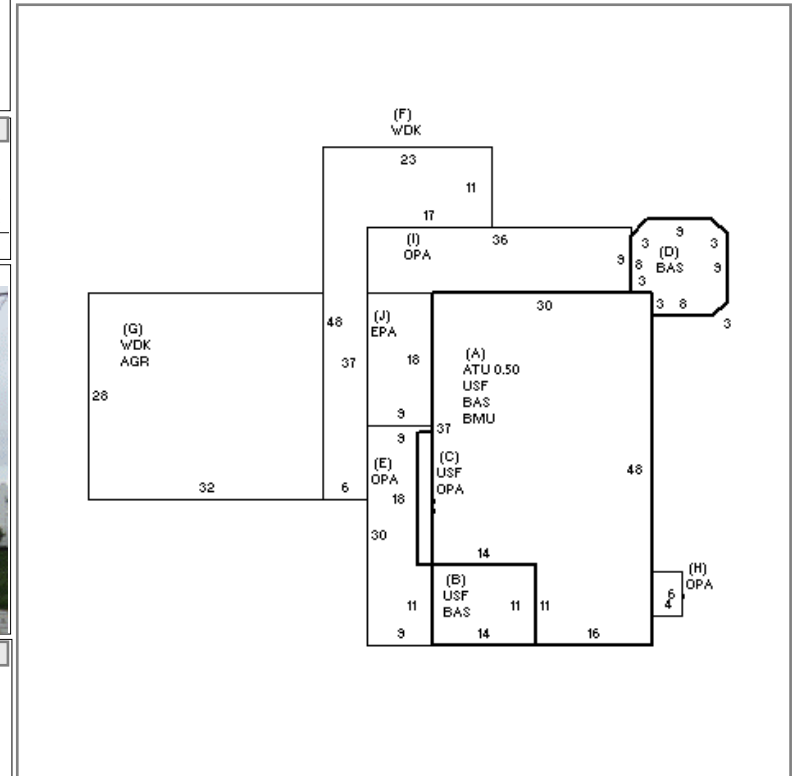
TOTAL	10,854 SF	ZONING	FRNT	192	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,886,700	1,715,200
Inf1	FACTOR 100		BUILDING	1,018,500	841,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		2,905,200	2,556,500	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	9/29/2009	PL
LIST	9/29/2009	EST
REVIEW	8/28/2023	JD



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BUILDING	CD	ADJ	DESC	MEASURE	9/29/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/29/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/28/2023	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,074	DETAIL ADJ	1.260	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,286		61.83	79,510
\$NLA(RCN)	\$425	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,476	1900	302.65	446,715
				ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	643		51.80	33,307
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,598	1900	332.81	531,825
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	618		72.10	44,558
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	1,371		53.76	73,704
				HEATING/COOLING	11	HW/COOL AIR	1.04	G	AGR	N	ATT GARAGE	896		54.95	49,234
				FUEL SOURCE	2	GAS	1.00	J	EPA	N	ENCLOSED PORCH	162		126.28	20,457
									FPL	O	FIREPLACE	1		10,938.20	10,938

TOTAL RCN	1,305,772	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	V
		KITCHEN	V
		BATHS	V
		HEAT	A
		ELECT	A
EFF.YR/AGE	1997 / 25	COND	22 22 %
		FUNC	0
		ECON	0
		DEPR	22 % GD 78
RCNLD	\$1,018,500		