

Key: 6534

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.235

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROSEN STEWART M TR 83 CRESCENT AVENUE SCITUATE, MA 02066				56-4-1-0				87 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSEN STEWART M TR				11/20/2020	QS	1,350,000	53861-24				
ELBERY ANNE C &				07/31/2018	F	1	50110-97				
ELBERY ANNE C				03/24/1995	A	1	13484-337				


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	%
23-395	05/09/2023	3	ALTERATIONS	35,000	08/28/2023	JD	100	100
		7	OTHERS		08/16/2021	JD	100	100
SS09-27		5	SPLIT/SUB/LA		12/05/2008	ER	100	100
05-236	05/11/2005	3	ALTERATIONS	12,000	07/20/2005	SJ	100	100
87-165	04/19/1987	3	ALTERATIONS				100	100

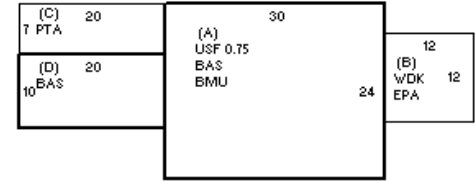
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,748	CLF	1.00	100	1,496,000	3.07	100	1.00	WV7	3.40	1,239,250

TOTAL	11,748 SF	ZONING		FRNT	425	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE				LAND	1,239,300	1,126,600
Infl1	FACTOR 100					BUILDING	280,000	249,100
Infl2	PHY 100					DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>1,519,300</b>	<b>1,375,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/28/2023
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/16/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/28/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	411,792
NET AREA	1,460	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		52.37	37,708	CONDITION ELEM	CD
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	540	1940	219.60	118,586	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	144		90.20	12,989	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	144		38.40	5,530	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.00	C	PTA	N	PATIO	140		14.90	2,086	BATHS	A
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	920	1940	241.48	222,166	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		5	\$4,488														
# UNITS		1	1.00														
																EFF.YR/AGE	1971 / 51
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$280,000