

Key: 6614

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.315

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ASAAD ROSHDY G & REZK SAMIA A 4 MARTHAS LN SCITUATE, MA 02066				58-1-7-0				4 MARTHAS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ASAAD ROSHDY G & REZK SAM				09/12/2016	O	445,000	47446-20				
ROBERTS GEORGE TR				10/28/2013	H	337,500	43758-204				
GRAY NORMAN & MARGUERITE				01/01/1959	QS		2667-304				

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	%
18-359	06/06/2018	3	ALTERATIONS	1,000	08/08/2018	JD	100	100
13-801	12/02/2013	3	ALTERATIONS	6,500	09/30/2014	RJM	100	100
13-719	10/28/2013	3	ALTERATIONS	2,500	09/30/2014	RJM	100	100
90-648	10/19/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 GB	1.00	100	1.00	374,000	1.00	85	0.85	R05	1.00	343,430
300	A	0.086 GB	1.00	100	1.00	16,830	1.00	85	0.85	R05	1.00	1,450

DETAILED

TOTAL	1.004 Acres		ZONING	FRNT	732	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH		NOTE was 110 C J Cushing HWY Inf3-Hwy			LAND	344,900	313,600
Inf1	FACTOR 100			BUILDING	303,300	280,300		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					TOTAL	648,200	593,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	9/30/2014	RJM
MODEL	1		RESIDENTIAL	LIST	9/30/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/3/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	433,275
NET AREA	1,632	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	800		50.52	40,416	CONDITION ELEM	CD
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	800	1956	214.16	171,325	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	832	1956	194.75	162,034	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	140		90.20	12,628	KITCHEN	G
				FLOOR COVER	14	COMB	1.00	D	AGR	N	ATT GARAGE	484		44.45	21,515	BATHS	A
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	110		51.50	5,665	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	192		38.40	7,373	ELECT	A
				FUEL SOURCE	1	OIL	1.00	F	F21	O	FPL 2S 1OP	1		8,239.00	8,239		

PHOTO 10/01/2014

BUILDING

CAPACITY			UNITS	ADJ
STORIES	2		1.00	
ROOMS	7		1.00	
BEDROOMS	4		1.00	
BATHROOMS	1		1.00	
# 1/2 BATHS	1		1.00	
TOT FIXTURES	5	\$4,080		
# UNITS	1	1.00		

EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$303,300