

Key: 6960

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.652

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NYBERG LYLE F & KATHLEEN L 9 PARKER AVENUE SCITUATE, MA 02066				64-4-3-0				9 PARKER AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NYBERG LYLE F & KATHLEEN				08/30/2002	QS	750,000	22751-117				
IVAS DONALD J & NANCY A				04/12/2000	A	190,000	18430-122				
OBRIEN WILLIAM AND ALICE				01/01/1944	XX	1844-573					

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	%
00-507	10/24/2000	6	CYCL GROWTH		01/06/2004	PJB	100	100
94-515	10/20/1994	1	NEW CONST				100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,250	CLF 1.00	100	1.00	990,000	4.85	100	1.00	WV5	2.25	799,510

TOTAL	7,231 SF	ZONING	NOTED	FRNT	76	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS					LAND 799,500	743,000	
Infl1	FACTOR 100					BUILDING 625,100	547,400	
Infl2	PHY 100					DETACHED 1,000	1,000	
						OTHER 0	0	
						TOTAL 1,425,600	1,291,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12 X 8	1995	96	14.95	1,000



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	5/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2022	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,632	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	384		19.74	7,580
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,052	2001	275.13	289,442
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,580	2001	250.21	395,325
STORIES	2.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	D	BIG	N	BUILT-IN GARAGE	216		83.70	18,078
ROOMS	7	1.00		FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	216		72.10	15,574
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	F	EPA	N	ENCLOSED PORCH	140		126.28	17,679
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	G	WDK	N	WOOD DECK	48		53.75	2,580
# 1/2 BATHS	2	1.00		FUEL SOURCE	2	GAS	1.00		F31	O	FPL 3S 1OP	1		12,875.80	12,876
TOT FIXTURES	11	\$12,566													
# UNITS	1	1.00													

TOTAL RCN	771,700
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	18 18 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$625,100

