

Key: 6978

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.670

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
TOLKEN ROBERT F JR & FULTON NINA J				64-4-4-0				24 CLIFF AV				
24 CLIFF AV				TOLKEN ROBERT F JR & BULMAN ALFRED AND THERESA				DOS		T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				MINAHAN GEORGE H AND SARA				06/08/1979	QS		59,900	(61998)
								01/01/1977	QS		(C00056986)	
								01/01/1959	XX		(C00026735)	

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 %
95-257	05/17/1995	3	ALTERATIONS				100 100

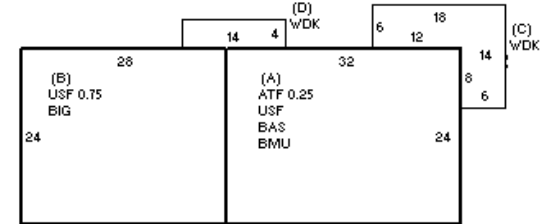
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,011	CLF 1.00	100	1.00	100	1.00	792,000	3.57	100	1.00	R09 1.80	650,190

TOTAL	10,011 SF	ZONING	NOTED	FRNT	204	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS					LAND 650,200	591,100	
Inf1	FACTOR 100					BUILDING 376,600	354,500	
Inf2	PHY 100					DETACHED 0	0	
						OTHER 0	0	
						TOTAL 1,026,800	945,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/5/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	502,131		
NET AREA	2,232	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349	CONDITION ELEM	CD		
\$NLA(RCN)	\$225	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	768	1976	201.68	154,894	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,272	1976	183.41	233,299	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	192	1976	130.31	25,020	KITCHEN			
				FLOOR COVER	14	COMB	1.00	B	BIG	N	BUILT-IN GARAGE	672		42.10	28,293	BATHS			
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	212		38.40	8,141	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$376,600