

Key: 6979

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.671

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FRANCESE ANDREW & KELLY L S/O FRANCESE ANDREW & KELLY TR 18 CLIFF AV SCITUATE, MA 02066				64-4-5-0				18 CLIFF AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANCESE ANDREW & KELLY T				06/05/2023	F	100	(135468)				
FRANCESE ANDREW & KELLY L				09/02/2016	O	865,000	(124034)				
ELLIS DANIEL D & COLLEEN				07/29/1994	QS	282,000	(86761)				

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	%
16-667	11/03/2016	2	ADDITIONS	300,000	08/22/2017	SJ	100	85
16-667	11/03/2016	2	ADDITIONS	300,000	08/28/2018	JD	100	100
03-224	05/06/2003	3	ALTERATIONS	91,200	09/15/2004	SJ	100	100
95-165	04/03/1995	3	ALTERATIONS				100	100

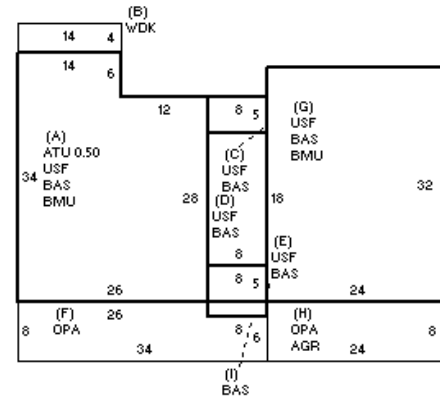
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,000	CLF 1.00	100	1.00	100	1.00	792,000	2.44	100	1.00	R09 1.80	666,080

TOTAL	14,985 SF	ZONING		FRNT	155	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	666,100	605,500			
Inf1	FACTOR 100		BUILDING	1,039,000	924,200			
Inf2	PHY 100		DETACHED	3,500	3,400			
			OTHER	0	0			
TOTAL			TOTAL	1,708,600	1,533,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30		240	49.28	3,500



BUILDING	CD	ADJ	DESC	MEASURE	8/28/2018	JD
MODEL	1		RESIDENTIAL	LIST	8/28/2018	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW		
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
xtra shower

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,039,036
NET AREA	3,624	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,580		46.45	73,390	CONDITION ELEM	CD
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	812	1920	230.80	187,407	EXTERIOR	V
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF		40.70	16,524	INTERIOR	V
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	B	WDK	N	WOOD DECK	56		42.23	2,365	KITCHEN	V
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	1.00	+	BAS	L	BASE AREA	1,052	1920	253.79	266,989	BATHS	V
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	1.00	+	USF	L	UPPER STORY FIN	992	2017	230.80	228,950	HEAT	U
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	1.04	+	OPA	N	OPEN PORCH	448		56.65	25,379	ELECT	U
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	1.00	G	BAS	L	BASE AREA	768	2017	253.79	194,912		
TOT FIXTURES	9	\$9,885						H	AGR	N	ATT GARAGE	192		67.97	13,049		
# UNITS	1	1.00							BMG	O	BSMT GARAGE	2		2,740.10	5,480	EFF.YR/AGE	2022 / 0
									FPL	O	FIREPLACE	1		8,594.30	8,594	COND	0 0 %
									GFP	O	GAS FIREPLACE	1		6,111.60	6,112	FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$1,039,000