

Key: 698

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 637

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEONARD SUSAN 9 FAIRVIEW AV SCITUATE, MA 02066				37-4-4-0				9 FAIRVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEONARD SUSAN				11/21/2013	QS	299,000	43843-262				
HALL SCOTT A & STEFANIE A				03/20/2000	QS	233,000	18362-308				
WOLFFER JAMES T				03/13/1997	XX	100	15026-81				

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	%
15-318	06/04/2015	3	ALTERATIONS	11,147	07/11/2016	SJ	100	100
13-850	12/20/2013	3	ALTERATIONS	3,800	09/23/2014	RJM	100	100
96-397	08/22/1996	3	ALTERATIONS				100	100

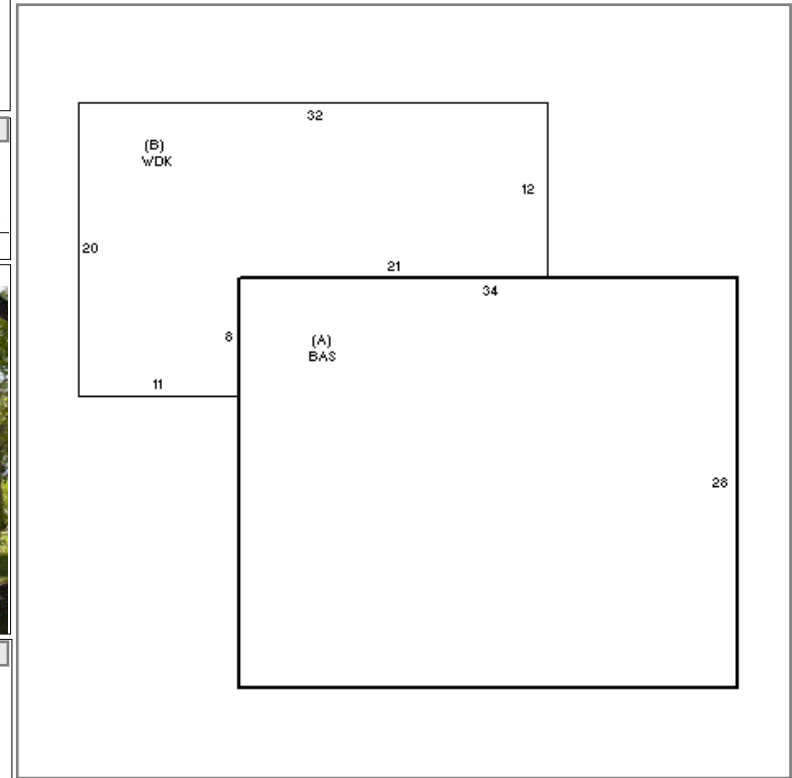
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,750	SC 1.00	100	1.00	396,000	2.33	100	1.00	R03	0.90	334,130

TOTAL	15,769 SF	ZONING	IN M32 . . .	FRNT	165	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND		334,100	320,600	
Inf1	FACTOR 100			BUILDING		162,500	144,500	
Inf2	PHY 100			DETACHED		11,500	10,900	
				OTHER		0	0	
						TOTAL	508,100	476,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 GARAGE	1959	308	54.18	10,000
PTD	A	1.00	40 0.60 12X12		144	9.48	800
PTD	A	1.00	50 0.50 12X12	1996	144	9.48	700



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2009	PL
MODEL	1		RESIDENTIAL	LIST REVIEW		
STYLE	1	0.85	RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]		9/26/2014	RJM



YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	952	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$231	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH SHINGLES	1.00
				FLOOR COVER	99	N/A	1.00
				INT FINISH	99	N/A	1.00
				HEATING/COOLING	1	FORCED AIR	1.00
				FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	219,648
A	BAS	L	BASE AREA	952	1954	201.94	192,243	CONDITION ELEM CD	
B	WDK	N	WOOD DECK	472		38.40	18,125	EXTERIOR	
	F11	O	FPL 1S 10P	1		7,281.00	7,281	INTERIOR	
								KITCHEN	
								BATHS	
								HEAT	
								ELECT	
								EFF.YR/AGE	1985 / 37
								COND	26 26 %
								FUNC	0
								ECON	0
								DEPR	26 % GD 74
								RCNLD	\$162,500