

Key: 6991

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.683

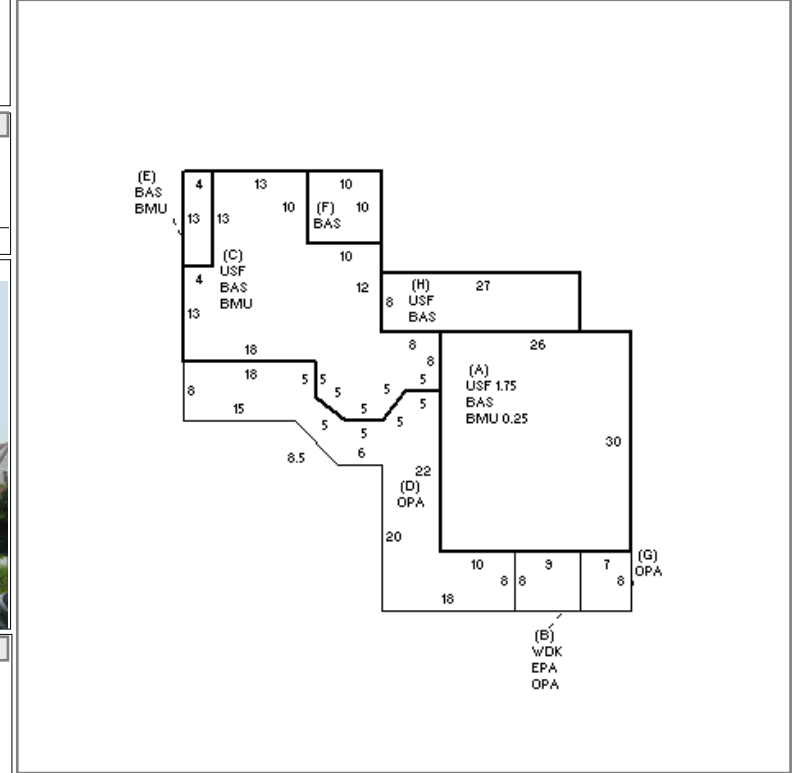
LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MARTIN TIMOTHY W & JULIE A 6 ALGONQUIN RD CANTON, MA 02021				64-5-9-0				22 MICHAEL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MARTIN TIMOTHY W & JULIE				12/12/2022	QS	2,350,000	57500-102					
DREW JOHN P &				02/20/2014	QS	870,000	44092-120					
BRAUN PHILIP J & JESSICA				05/02/2013	QS	830,000	43014-205					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	CLF 1.00	100	1.00	990,000	3.58	100	1.00	WV5	2.25	812,680

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	%
	08/24/2022	7	OTHERS		05/24/2023	NC	0	0
21-1448	11/17/2021	3	ALTERATIONS	25,205	08/24/2022	JD	100	100
18-257	05/21/2018	3	ALTERATIONS	274,000	06/21/2018	JD	100	30
18-257	05/21/2018	3	ALTERATIONS	274,000	08/29/2019	JD	100	100
05-367	07/05/2005	2	ADDITIONS				100	100

TOTAL	10,019 SF	ZONING	FRNT	196	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	812,700	558,200
Inf1	FACTOR 100		LAND	1,232,800	1,007,100		
Inf2	PHY 100		BUILDING	2,700	2,500		
			OTHER	0	0		
			TOTAL	2,048,200	1,567,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90	14 X 28	392	7.53	2,700



BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/29/2019	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	4,101	DETAIL ADJ	1.236
\$NLA(RCN)	\$338	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	12	\$16,612	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,385,140
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	933		67.37	62,854		
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,581	1915	287.27	454,170		
ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	646		72.10	46,577		
ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	72		126.27	9,092		
FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	WOOD DECK	72		53.76	3,871		
INT FINISH	1	PLASTER	1.00	C	USF	L	UPPER STORY FIN	686	2006	287.27	197,065		
HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BASE AREA	838	2006	315.89	264,715		
FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	996	1915	315.89	314,626		
					GEN	O	GENERATOR	1		0.00			
					GFP	O	GAS FIREPLACE	2		7,779.10	15,558		
												CONDITION ELEM	CD
												EXTERIOR	G
												INTERIOR	G
												KITCHEN	V
												BATHS	G
												HEAT	U
												ELECT	U
												EFF.YR/AGE	2011 / 11
												COND	11 11 %
												FUNC	0
												ECON	0
												DEPR	11 % GD 89
												RCNLD	\$1,232,800

B
U
I
L
D
I
N
G