

Key: 702

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 641

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CRITCHLEY JOHN & JUSTINE 30 CHITTENDEN RD SCITUATE, MA 02066				37-4-8-0				30 CHITTENDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CRITCHLEY JOHN & JUSTINE				08/15/2018	QS	570,000	50173-58				
FASSNACHT DENISE				08/10/2010	F	1	38826-339				
FASSNACHT DENISE A & BRAN				12/28/2004	F	1	29741-229				

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	%
01-327	07/02/2001	2	ADDITIONS				100	100
93-200	11/12/1993	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	13,030	SC	1.00	100	1.00	100	1.00	R03	0.90		330,070

DETACHED

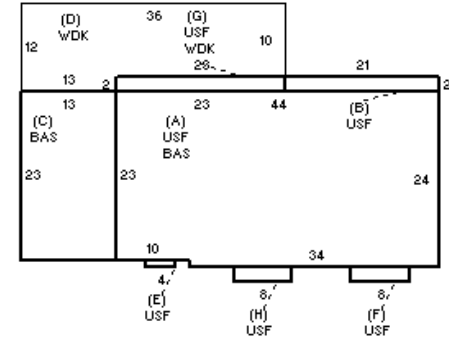
TOTAL	13,024 SF	ZONING	FRNT	258	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E  IN M32. . . .	LAND	330,100	316,700		
Inf1	FACTOR 100		BUILDING	452,600	421,800		
Inf2	PHY 100		DETACHED	1,700	1,600		
			OTHER	0	0		
<b>TOTAL</b>				<b>784,400</b>	<b>740,100</b>		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.20	10 0.90	8 X 14		112	17.06	1,700



BLDG COMMENTS
Outside Shower



YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	565,700
NET AREA	2,515	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,345	1953	219.73	295,536		
\$NLA(RCN)	\$225	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,170	1953	199.82	233,790		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	432		42.24	18,248		
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
				FLOOR COVER	24	COMB	1.00										
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	1	OIL	1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2002 / 20	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80

RCNLD	\$452,600
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