

Key: 7218

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.900

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MUNYON JASON & PATTERSON SARAH				39-24-8-F				33 MINOT LIGHT AV			
33 MINOT LIGHT AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				MUNYON JASON & PATTERSON				07/01/2020	QS	465,000	53007-214
				WHYTE DOUGLAS P				09/30/2013	F	1	43658-19
				WHYTE DOUGLAS P & JILL				08/15/2003	QS	329,000	26201-2

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	%
04-699	10/25/2004	3	ALTERATIONS	38,100	06/20/2005	SJ	100	100
03-082	03/06/2003	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	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

DETACHED

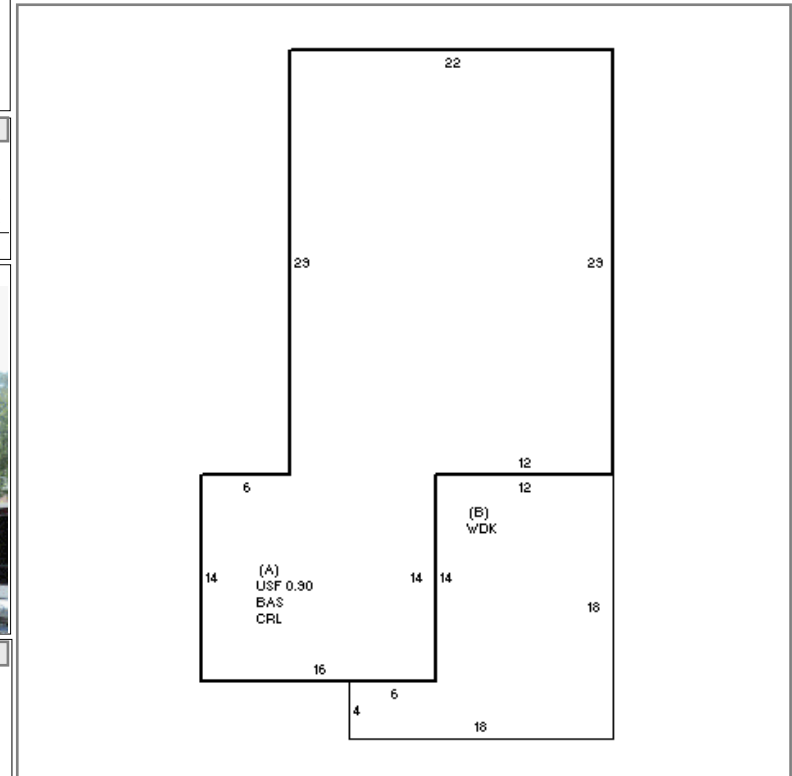
TOTAL	10,000 SF	ZONING	FRNT	220	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	307,800	273,700		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
			TOTAL	670,000	603,100		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	12 X 8	96	14.95	1,000



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/29/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1937	SIZE ADJ	1.000
NET AREA	1,638	DETAIL ADJ	1.200
\$NLA(RCN)	\$285	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$3,168
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	862		12.11	10,437
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	862	1937	276.86	238,657
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	776	1937	251.78	195,380
ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	240		42.24	10,138
FLOOR COVER	2	SOFTWOOD	1.00	FPL	O		FIREPLACE	1		8,594.30	8,594
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	466,374
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$307,800