

Key: 7222

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.904

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SCOON JAMES A TR 34 PARK AV SCITUATE, MA 02066				39-24-4-0				34 PARK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCOON JAMES A TR				08/21/2015	QS	485,000	45955-89				
GOODRICH ANDREW &				09/18/2009	QS	415,000	37728-184				
JOHNSON KERRI & EDWARD TR				01/30/2009	O	120,000	36744-165				

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	%
09-021	01/27/2009	1	NEW CONST	200,000	05/26/2009	SJ	100	70
09-021	01/27/2009	1	NEW CONST	200,000	07/14/2010	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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

TOTAL	10,000 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE WAS LOT 21 & 22- NOW LOT 2 & 3	LAND	361,200	328,400		
Infl1	FACTOR 100		BUILDING	368,700	331,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		729,900	660,200		

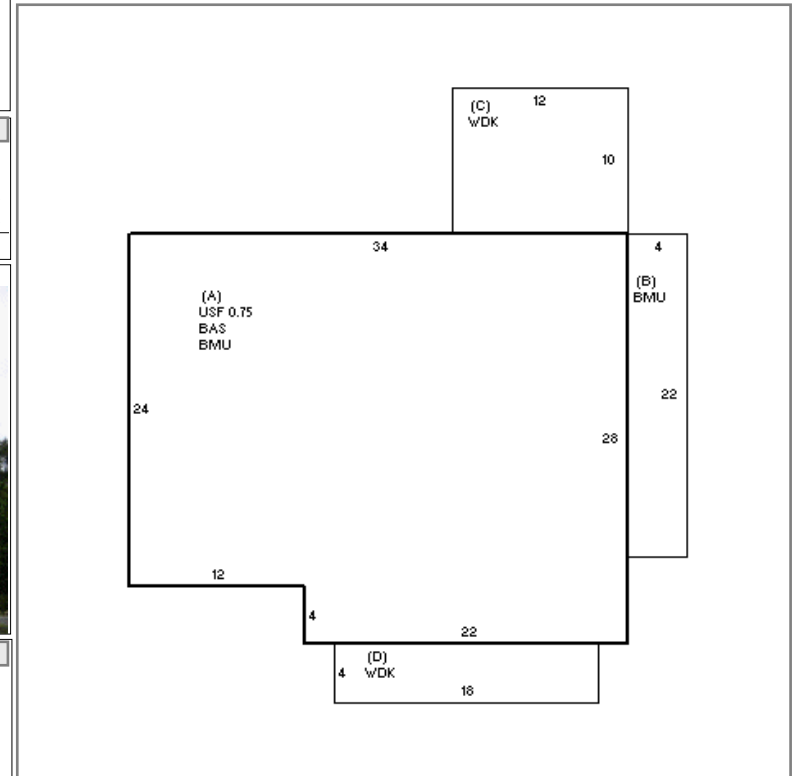
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 09/30/2009

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/14/2010	SJ
STYLE	4	1.10	CAPE [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	2009	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,738	
NET AREA	1,582	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	992		47.28	46,900	CONDITION ELEM	CD	
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	904	2009	232.58	210,248	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	678	2009	211.50	143,399	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	192		38.40	7,373	KITCHEN		
				FLOOR COVER	13	COMB	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982	BATHS		
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556	HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$5,280															
# UNITS		1	1.00															
																EFF.YR/AGE	2009 / 13	
																COND	13 13 %	
																FUNC	0	
																ECON	0	
																DEPR	13 % GD 87	
																RCNLD	\$368,700	