

Key: 7250

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.931

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DOUGLAS JOANNE M TR 58 EDMONT AVE READING, MA 01867				70-2-35-0				24 ATLANTIC DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOUGLAS JOANNE M TR				02/13/2020	F	10	52344-225				
DOUGLAS KEVIN & JOANNE TR				05/27/2008	F		36006-308				
FLANAGAN DAVID & PAUL &				02/13/2003	F	360,000	24208-109				

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	%
23-0490	06/07/2023	3	ALTERATIONS	125,000				0
10-203	05/17/2010	3	ALTERATIONS	12,500	09/10/2010	SJ	100	100
92-192	03/13/1992	3	ALTERATIONS				100	100
89-286	06/07/1989	3	ALTERATIONS				100	100


LAND

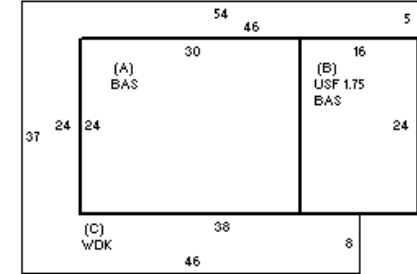
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,467	HUM	1.00	100	1.00	100	1.00	WF7	1.70		612,220

TOTAL	9,467 SF	ZONING	FRNT	78	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	612,200	523,800
Inf1	FACTOR 100		BUILDING	163,200	153,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		775,400	677,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/23/2003





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/2/2010	SJ
MODEL	1		RESIDENTIAL	LIST	9/2/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	453,340
NET AREA	1,776	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,104	1940	242.45	267,661		
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	USF	L	UPPER STORY FIN	672	1940	220.48	148,162		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	830		38.40	31,872		
				ROOF COVER	1	ASPH SHINGLES	1.00										
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36

RCNLD	\$163,200
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