

Key: 7476

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.150

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
NICHOLSON THOMAS J & KARIN E 4045 CRAYTON ROAD NAPLES, FL 34103				72-2-3-0				20 MARSHFIELD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NICHOLSON THOMAS J & KARI				11/21/1994	QS	142,500	13273-231				
MILLER JEROME H & SALLY				04/01/1991	QS	144,000	10211-33				
BUCHANAN GERALD & DIANE				02/24/1989	QS	9005-55	9005-55				

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	%
19-851	11/14/2019	7	OTHERS		09/21/2022	JD	100	100
01-389	07/23/2001	2	ADDITIONS	493,000	08/12/2020	JD	100	100
92-373	05/11/1992	3	ALTERATIONS				100	100
91-154	05/01/1991	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	5,000	HUM 1.00	100	1.00	100	1.00	594,000	6.92	100	1.00	WV3 1.35	471,780

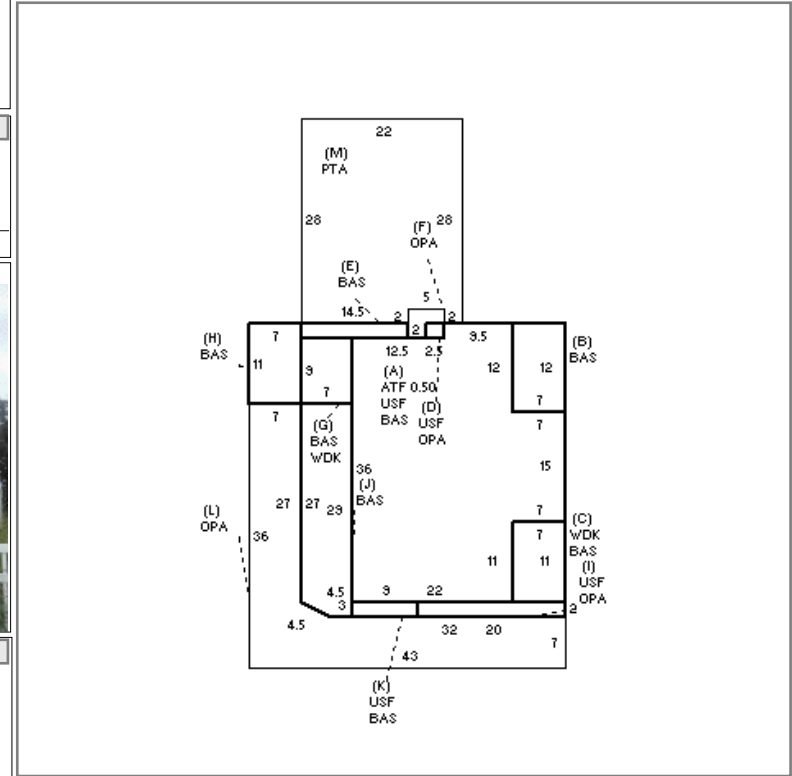
DETACHED

TOTAL	5,000 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	471,800	428,900		
Inf1	FACTOR 100		BUILDING	888,700	733,900			
Inf2	PHY 100		DETACHED	0	0			
				OTHER	0	0		
				TOTAL	1,360,500	1,162,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/12/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/12/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/21/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1911	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,900	DETAIL ADJ	1.210	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,077	1911	321.74	346,517
\$NLA(RCN)	\$323	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	921	1911	292.59	269,476
				ROOF SHAPE	2	HIP	1.00	A	ATF	L	ATTIC FINISH	458	1911	207.88	95,210
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	386	2020	321.74	124,193
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	568		72.10	40,953
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	140		53.76	7,526
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	USF	L	UPPER STORY FIN	58	2020	292.60	16,971
				FUEL SOURCE	2	GAS	1.00	M	PTA	N	PATIO	606		20.86	12,641
									F21	O	FPL 2S 1OP	1		11,534.60	11,535
									ODS	O	OUT DOOR SHOWER	1		2,273.60	2,274

TOTAL RCN	935,425
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$888,700