Key: 753

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 691

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PICKNARCIK RANDOLPH J & PATRICIA B 4 FAIRVIEW AVENUE SCITUATE, MA 02066	32-3-1-0	4 FAIRVIEW AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PICKNARCIK RANDOLPH J &	01/01/1973	QS		3753-529
PICKNARCIK RANDOLPH J	01/01/1972	XX		3672-636
GILDEN MARY S	01/01/1968	XX		3390-562

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

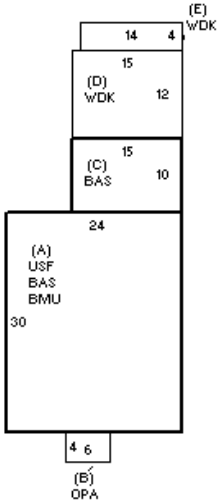
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02-669	11/21/2002	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,720	SC 1.00	100 1.00	100 1.00	396,000	2.49	100 1.00	R03 0.90			332,630

TOTAL	14,720 SF	ZONING		FRNT	258
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	332,600	319,200
BUILDING	176,900	166,100
DETACHED	20,400	19,400
OTHER	0	0
TOTAL	**529,900**	**504,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	- 0.90	20 0.80	GARAGE/LOFT	1984	576	44.27	20,400

PHOTO 10/07/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/26/2010	PL
LIST	7/26/2010	EST
REVIEW	3/9/2011	KT

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,590	DETAIL ADJ	1.224
$NLA(RCN)	$309	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$5,386
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		57.61	41,479
A	USF	L	UPPER STORY FIN	720	1925	258.36	186,021
B	OPA	N	OPEN PORCH	24		56.65	1,360
+	BAS	L	BASE AREA	870	1925	284.10	247,171
+	WDK	N	WOOD DECK	236		42.24	9,968

TOTAL RCN	491,384
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		$176,900