

Key: 7601

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.274

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |                  |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------------|--|--------------|--|--|--|
| ADAMS MATTHEW & VIVADO CAROL<br>PO BOX 326<br>MARSHFIELD HILLS, MA 02051 |  |  |  | 73-7-3-0   |    |                  |  | 16 ALDEN ST  |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE       |  | BK-PG (Cert) |  |  |  |
| ADAMS MATTHEW & VIVADO CA  |  |  |  | 03/04/2020 | QS | 520,000 (129911) |  |              |  |  |  |
| FOLEY JUDITH A & JOHN E  |  |  |  | 07/29/2016 | QS | 485,000 (123822) |  |              |  |  |  |
| MISSLE DONNA M   |  |  |  | 07/13/2015 | F  | 100 (122110)     |  |              |  |  |  |

| 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    | %   |
| 22-0268 | 03/15/2022 | 3             | ALTERATIONS | 73,200 | 06/15/2022 | JD | 100    | 100 |
| 20-356  | 06/24/2020 | 3             | ALTERATIONS | 10,000 | 08/13/2020 | JD | 100    | 100 |
| 12-673  | 10/30/2012 | 3             | ALTERATIONS | 50,000 | 09/04/2013 | SJ | 100    | 100 |
|         |            | 3             | ALTERATIONS |        |            |    | 10     | 10  |

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|------|-----|------------|-----------|
| 100 | S | 4,000    | HUM | 1.00 | 100  | 1.00     | 100 | 1.00 | 1.00 | WV3 | 1.35       | 467,480   |

| TOTAL        | 4,008 SF   | ZONING |              | FRNT           | 54             | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh          | HUMAROCK   | NOTE   | LAND         | 467,500        | 425,000        |          |         |          |
| Inf1         | FACTOR 100 |        | BUILDING     | 257,300        | 239,000        |          |         |          |
| Inf2         | PHY 100    |        | DETACHED     | 1,000          | 1,000          |          |         |          |
|              |            |        | OTHER        | 0              | 0              |          |         |          |
| <b>TOTAL</b> |            |        | <b>TOTAL</b> | <b>725,800</b> | <b>665,000</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE       | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 20 0.80 10 X 8 |    | 80    | 15.97     | 1,000 |



| BLDG COMMENTS | MLS |
|---------------|-----|
|---------------|-----|

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/13/2020 | JD  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/13/2020 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 6/15/2022 | JD  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1949  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 1,368 | DETAIL ADJ | 1.030 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA       | 768   | 1949 | 225.16    | 172,921 |
| \$NLA(RCN) | \$247 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | + | USF | L | UPPER STORY FIN | 600   | 1949 | 204.76    | 122,854 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | PTA | N | PATIO           | 756   |      | 14.90     | 11,264  |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | WDK | N | WOOD DECK       | 462   |      | 38.40     | 17,741  |
|            |       |            |       | FLOOR COVER     | 14 | COMB           | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 8,239.00  | 8,239   |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 1,382.00  | 1,382   |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 |   |     |   |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 338,521    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | G          |
| INTERIOR       | G          |
| KITCHEN        | V          |
| BATHS          | V          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1991 / 31  |
| COND           | 25 25 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 24 % GD 76 |
| RCNLD          | \$257,300  |

