

Key: 766

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 704

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DAHLSTROM COLBY JAMES & JAMES WILLIAM NOBLE 42 FAIRVIEW AV SCITUATE, MA 02066				32-2-5-0				42 FAIRVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAHLSTROM COLBY JAMES & FIDELITY PERSONAL TRUST C				07/19/2022	F	100	57042-244				
JAMES JAMIE TR				07/22/2021	F	1	55349-53				
				04/23/2015	F	1	45462-221				

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 %
22-1045	10/04/2022	2	ADDITIONS	244,000	03/30/2023	JD	100 60
22-1045	10/04/2022	2	ADDITIONS	244,000	09/05/2023	JD	100 100
01-473	08/23/2001	2	ADDITIONS				100 100
99-529	10/22/1999	3	ALTERATIONS				100 100
97-421	07/21/1997	2	ADDITIONS				100 100

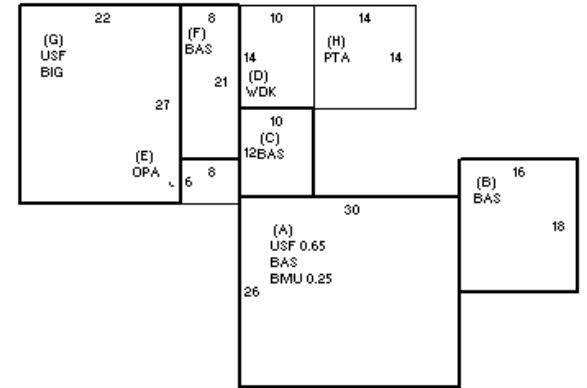
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,679	SC	1.00	100	1.00	100	1.00	R03	0.90		336,850

TOTAL	17,679 SF	ZONING	FRNT	287	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	336,900	323,200
Inf1	FACTOR 100		BUILDING	487,400	206,500		
Inf2	PHY 100		DETACHED	800	200		
			OTHER	0	0		
			<b>TOTAL</b>	<b>825,100</b>	<b>529,900</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 SHED		120	13.93	800



BUILDING	CD	ADJ	DESC	MEASURE	3/30/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/30/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/5/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1939	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	649,931	
NET AREA	2,457	DETAIL ADJ	1.144	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	195		69.46	13,545	CONDITION ELEM	CD	
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	507	1939	222.66	112,889	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,188	1939	244.84	290,875	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	140		42.24	5,914	KITCHEN	A	
				FLOOR COVER	24	COMB	1.00	E	OPA	N	OPEN PORCH	48		56.65	2,719	BATHS	A	
				INT FINISH	1	PLASTER	1.00	F	BAS	L	BASE AREA	168	2023	244.84	41,133	HEAT	A	
				HEATING/COOLING	11	HW/COOL AIR	1.04	G	BIG	N	BUILT-IN GARAGE	594		53.28	31,646	ELECT	A	
				FUEL SOURCE	1	OIL	1.00	G	USF	L	UPPER STORY FIN	594	2023	222.66	132,260			
									H	PTA	N	PATIO	196		16.39	3,212		
									F11	O	FPL 1S 1OP	1		8,009.10	8,009	EFF.YR/AGE	1988 / 34	
									ODS	O	OUT DOOR SHOWER	1		1,688.50	1,689	COND	25 25 %	
																FUNC	0	
																ECON	0	
																DEPR	25 % GD 75	
																RCNLD	\$487,400	