

Key: 768

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 706

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
JOHNSTON HEATHER & STEWART ANDREW 36 FAIRVIEW AV SCITUATE, MA 02066				32-2-6-0				36 FAIRVIEW AV					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				JOHNSTON HEATHER & HUSTED DAVID R & WERNER JOHN S &				08/27/2020	QS	715,000	53326-17		
						09/10/2014	QS	557,500	44724-307				
						03/26/1985	QS	134,000	6023-124				

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 %
12-495	08/21/2012	7	OTHERS		07/14/2021	JD	100 100
99-439	08/18/1999	3	ALTERATIONS	4,000	07/09/2013	SJ	100 100
		2	ADDITIONS				100 100
		6	CYCL GROWTH				100 100

LAND

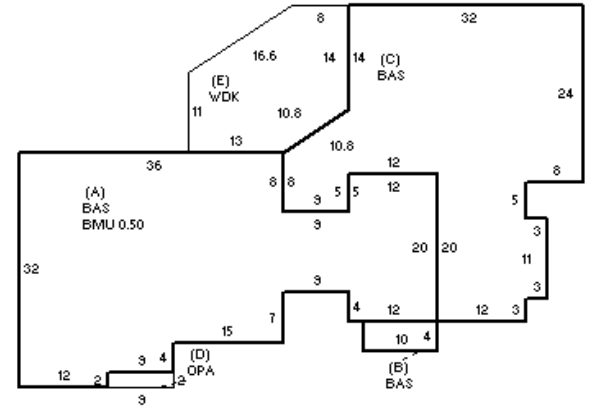
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,758	SC	1.00	100	1.00	100	1.00	R03	0.90		339,640

TOTAL	19,758 SF	ZONING	FRNT	254	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	339,600	325,900
Inf1	FACTOR 100		LAND	464,600	418,200		
Inf2	PHY 100		DETACHED	1,100	1,100		
			OTHER	0	0		
					<b>TOTAL</b>	<b>805,300</b>	<b>745,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		80	15.97	1,100

PHOTO 07/15/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	10/2/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	OTHER FIX=SHOWER		
FRAME	1	1.00	WOOD FRAME [100%]	MLS		

YEAR BLT	1946	SIZE ADJ	1.000
NET AREA	2,539	DETAIL ADJ	0.867
\$NLA(RCN)	\$213	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	692		58.44	40,443
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,423	1946	184.76	262,908
ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,116	1999	184.76	206,187
ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	18		56.65	1,020
FLOOR COVER	24	COMB	1.00	E	WDK	N	WOOD DECK	350		42.24	14,784
INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	540,217
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$464,600