

Key: 772

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 710

LEGAL

LAND

DETACHED

BUILDING

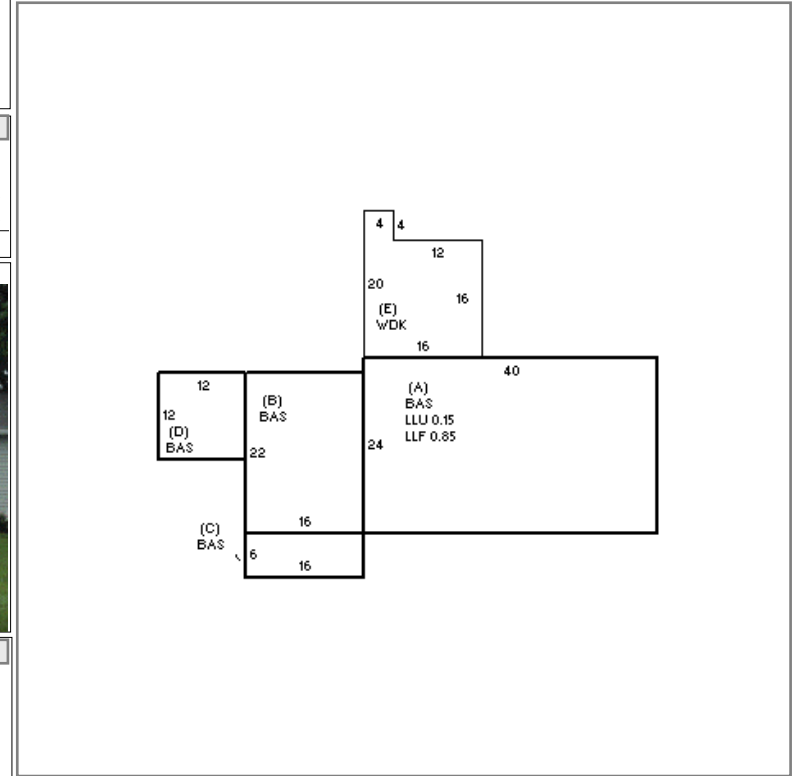
CURRENT OWNER				PARCEL ID				LOCATION			
GRAY EMMA M & MANDELL REBECCA				32-3-10-0				22 FAIRVIEW AV			
22 FAIRVIEW AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				GRAY EMMA M & MANDELL REB				09/02/2021	F	1	55595-162
				GRAY EMMA				08/09/2021	QS	850,000	55441-123
				BURKE DEVELOPMENT LLC				06/25/2020	O	365,000	52965-102

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 %
21-452	04/28/2021	3	ALTERATIONS	86,000	07/19/2021	JD	100 100
96-535	10/31/1996	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,109	SC 1.00	100	1.00	396,000	2.43	100	1.00	R03	0.90	333,210

TOTAL	15,109 SF	ZONING		FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	333,200	319,800		
Inf1	FACTOR 100		BUILDING	387,800	345,100			
Inf2	PHY 100		DETACHED	1,300	1,200			
			OTHER	0	0			
				TOTAL	722,300	666,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X8	1997	96	14.95	1,300



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/24/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	430,873		
NET AREA	2,368	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	816	1956	130.08	106,142	CONDITION ELEM	CD		
\$NLA(RCN)	\$182	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLU	N	LOWER LEVEL UNF	144		54.75	7,884	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,552	1956	188.58	292,681	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	272		42.24	11,490	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00	F11	O	FPL 1S 1OP	1		8,009.10	8,009	BATHS	V			
				INT FINISH	1	PLASTER	1.00								HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04								ELECT	U			
				FUEL SOURCE	2	GAS	1.00												
																	EFF.YR/AGE	2012 / 10	
																	COND	10 10%	
																	FUNC	0	
																	ECON	0	
																	DEPR	10 % GD 90	
																	RCNLD	\$387,800	