

Key: 773

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 711

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
JACKSON VIOLET M S/O ELNAKHLE ANDRE & THERESA 10 FAIRVIEW AV SCITUATE, MA 02066				32-3-11-F				10 FAIRVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ELNAKHLE ANDRE & THERESA				08/04/2023	QS	670,000	58161-109				
JACKSON VIOLET M				03/02/1994	QS	165,000	12699-3				
TERRY DIANE E				06/15/1981	XX		5008-425				

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	%
		7	OTHERS		10/11/2022	JD	100	100

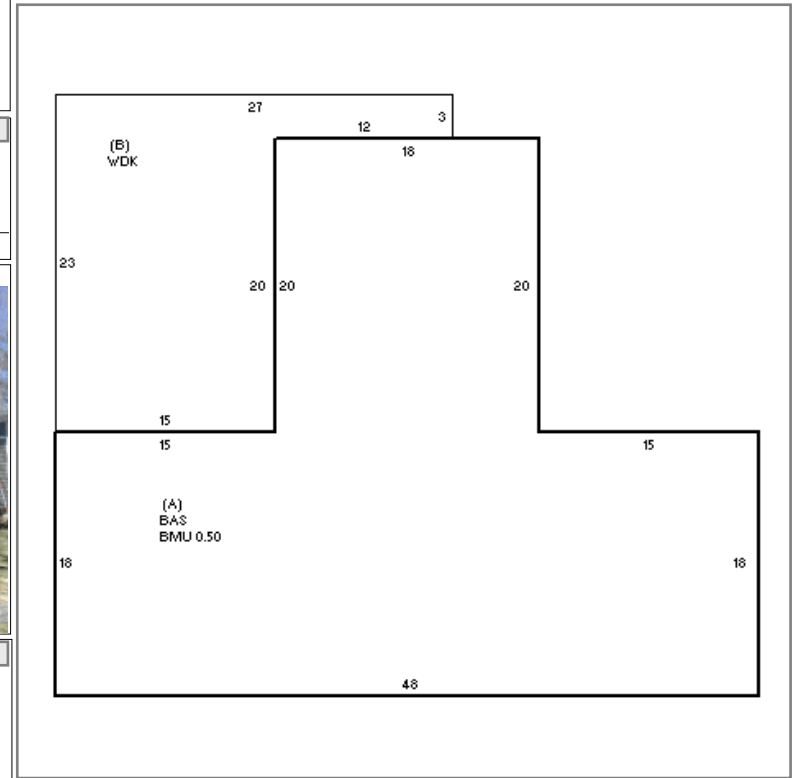
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,114	SC 1.00	100	1.00	396,000	1.78	100	1.00	R03	0.90	341,410

TOTAL	21,114 SF	ZONING	NO . . . .	FRNT	238	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND		341,400	327,600	
Inf1	FACTOR 100		BUILDING		267,400	209,300		
Inf2	PHY 100		DETACHED		10,300	10,200		
			OTHER		0	0		
				<b>TOTAL</b>		<b>619,100</b>	<b>547,100</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 50 0.50	20X25		500	41.39	10,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/30/2023	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	9/1/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1740	SIZE ADJ	1.000
NET AREA	1,224	DETAIL ADJ	1.173
\$NLA(RCN)	\$312	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,815	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	612		55.70	34,087
A	BAS	L	BASE AREA	1,224	1740	264.08	323,237
B	WDK	N	WOOD DECK	381		38.40	14,630
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	382,050
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$267,400