

Key: 810

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 743

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TONDORF MATTHEW & DEANA 26 ABERDEEN DR SCITUATE, MA 02066				32-9-29-0				26 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TONDORF MATTHEW & DEANA				12/19/2014	A	515,000	45068-72				
TONDORF JOSEPH B & KATHLE				09/15/1986	QS	204,000	7115-260				
PASTOR DONALD C AND DIANE				11/06/1981	XX	5077-25	5077-25				

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	%
02-247	05/13/2002	3	ALTERATIONS				100	100
01-101	04/04/2001	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

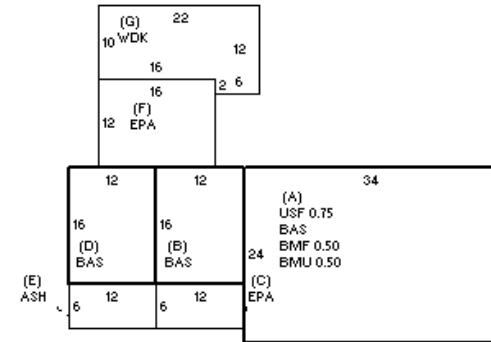
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,250 SC	1.00	100	1.00	396,000	1.77	100	1.00	R04	0.90	341,580

TOTAL	21,250 SF	ZONING	FRNT	117	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	341,600	327,800
Inf1	FACTOR 100		BUILDING	370,700	329,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	712,300	657,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	500,928		
NET AREA	1,812	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	408		50.18	20,475	CONDITION ELEM	CD		
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	408		70.45	28,742	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1965	209.50	128,211	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,200	1965	230.37	276,442	KITCHEN			
				FLOOR COVER	99	N/A	1.00	+	EPA	N	ENCLOSED PORCH	264		90.20	23,813	BATHS			
				INT FINISH	99	N/A	1.00	E	ASH	N	ATT SHED	72		22.35	1,609	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	G	WDK	N	WOOD DECK	232		38.40	8,909	ELECT			
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$370,700