

Key: 8156

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.827

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| CURRENT OWNER   |   |          |         | PARCEL ID  |      |             |      | LOCATION     |      |     |            |           |
|---|---|----------|---------|------------|------|-------------|------|--------------|------|-----|------------|-----------|
| SIMPSON JAMES & MAUREEN<br>36 IRVING ROAD<br>SCITUATE, MA 02066 |   |          |         | 34-25-25-0 |      |             |      | 36 IRVING RD |      |     |            |           |
| TRANSFER HISTORY  |   |          |         | DOS        | T    | SALE PRICE  |      | BK-PG (Cert) |      |     |            |           |
| SIMPSON JAMES & MAUREEN   |   |          |         | 11/03/1987 | QS   | (76220)     |      |              |      |     |            |           |
| RYAN FRANCIS W AND MARY A                                       |   |          |         | 01/01/1963 | XX   | (C00032400) |      |              |      |     |            |           |
| RIBEIRO BENJAMIN L AND JE                                       |   |          |         | 01/01/1955 | XX   | (C00021222) |      |              |      |     |            |           |
| CD  | T | AC/SF/UN | Ngh     | Inf1       | Inf2 | ADJ BASE    | SAF  | Inf3         | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100   | S | 9,333    | OS 1.00 | 100        | 1.00 | 440,000     | 3.82 | 100          | 1.00 | R03 | 1.00       | 359,860   |

| 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    | %   |
| 18-82  | 02/21/2018 | 3             | ALTERATIONS | 14,500 | 06/14/2018 | JD  | 100    | 100 |
| 14-221 | 05/06/2014 | 3             | ALTERATIONS | 5,000  | 07/02/2014 | ROM | 100    | 100 |
| 88-266 | 05/01/1988 | 1             | NEW CONST   |        |            |     | 100    | 100 |
|        |            | 6             | CYCL GROWTH |        |            |     | 100    | 100 |
|        |            | 6             | CYCL GROWTH |        |            |     | 100    | 100 |

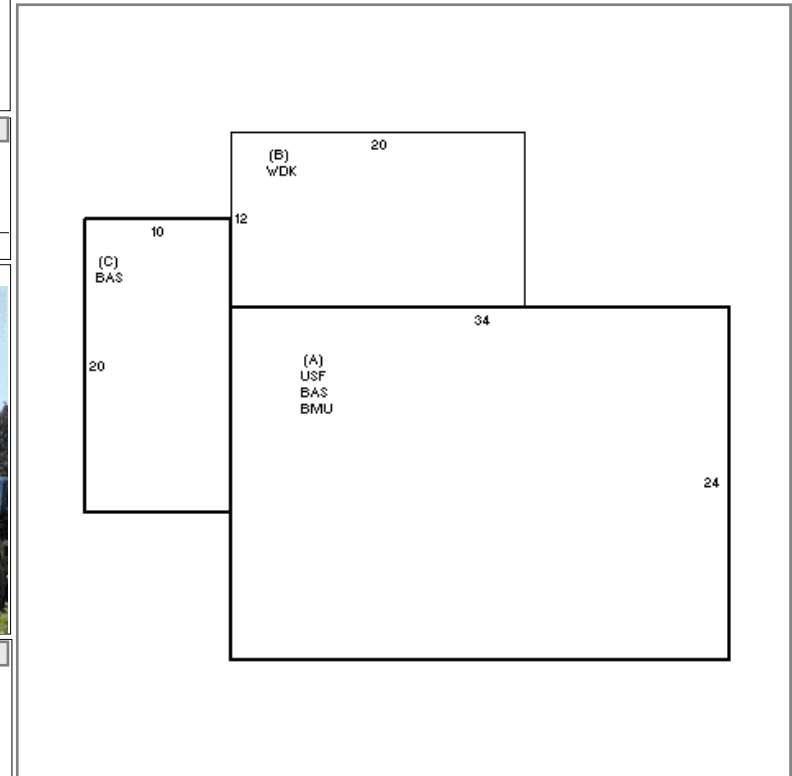
| TOTAL | 9,333 SF   | ZONING           | FRNT     | 108     | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|------------------|----------|---------|--------------|----------------|----------------|
| Ngh   | OCEANSIDE  | N<br>O<br>T<br>E |          |         | LAND         | 359,900        | 327,100        |
| Inf1  | FACTOR 100 |                  | BUILDING | 339,600 | 315,100      |                |                |
| Inf2  | PHY 100    |                  | DETACHED | 1,000   | 900          |                |                |
|       |            |                  | OTHER    | 0       | 0            |                |                |
|       |            |                  |          |         | <b>TOTAL</b> | <b>700,500</b> | <b>643,100</b> |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  | 2001 | 50    | 17.03     | 600   |
| SHF | A    | 1.00 | 30 0.70  | 2001 | 30    | 17.03     | 400   |



BLDG COMMENTS

style - gambrel



| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/2/2014 | RJM |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/2/2014 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 7/3/2014 | ROM |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |          |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |     |

| YEAR BLT   | 1988  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 429,911 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,832 | DETAIL ADJ | 1.020 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816   |      | 50.18     | 40,949  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$235 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | USF | L | UPPER STORY FIN | 816   | 1988 | 190.06    | 155,088 | EXTERIOR       |         |            |            |
|            |       |            |       | ROOF SHAPE      | 3  | GAMBREL        | 1.00 | B | WDK | N | WOOD DECK       | 240   |      | 38.40     | 9,216   | INTERIOR       |         |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | BAS | L | BASE AREA       | 1,016 | 1988 | 209.00    | 212,339 | KITCHEN        |         |            |            |
|            |       |            |       | FLOOR COVER     | 13 | COMB           | 1.00 |   | F21 | O | FPL 2S 10P      | 1     |      | 8,239.00  | 8,239   | BATHS          |         |            |            |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 |   |     |   |                 |       |      |           |         | HEAT           |         |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         | ELECT          |         |            |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2000 / 22  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 20 20 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 21 % GD 79 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$339,600  |