

Key: 862

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 795

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GARTLAND MAURA S 25 ABERDEEN DR SCITUATE, MA 02066				26-5-56-0				25 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GARTLAND MAURA S				06/22/2012	QS	376,000	41551-153				
MAGILL RAYMOND W & DORIS				01/01/1969	QS		3430-139				
HIGHT HERMAN K AND CLAIRE				01/01/1968	XX		3388-263				


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	%
		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	22,064	SC 1.00	100	1.00	396,000	1.71	100	1.00	R04	0.90	342,630

TOTAL	22,085 SF	ZONING	IN M32...	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND		342,600	328,800	
Inf1	FACTOR 100			BUILDING		254,300	226,200	
Inf2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				<b>TOTAL</b>		<b>596,900</b>	<b>555,000</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/07/2003
								

BUILDING	CD	ADJ	DESC	MEASURE	8/2/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/2/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,434	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,400	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	384		47.45	18,221
B	EPA	N	ENCLOSED PORCH	96		90.20	8,659
C	WDK	N	WOOD DECK	168		38.40	6,451
+	BAS	L	BASE AREA	1,132	1965	205.53	232,660
F	LLU	N	LOWER LEVEL UNF	370		59.67	22,078
F	LLF	L	LOWER LEVEL FIN	302	1965	141.76	42,813
	F12	O	FPL 1S 2OP	1		10,347.00	10,347

TOTAL RCN	343,629
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$254,300

