Key: **863**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 796

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARPENTER RITA **31 ABERDEEN DR** **SCITUATE, MA 02066**	**26-5-56-A**	**31 ABERDEEN DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARPENTER RITA	11/07/2018	QS	530,000	50495-321
PENNY JOHN J & MARY K TRS	09/29/1999	F	1	17902-345
PENNY JOHN J & MARY K	01/01/1966	XX		3230-425

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

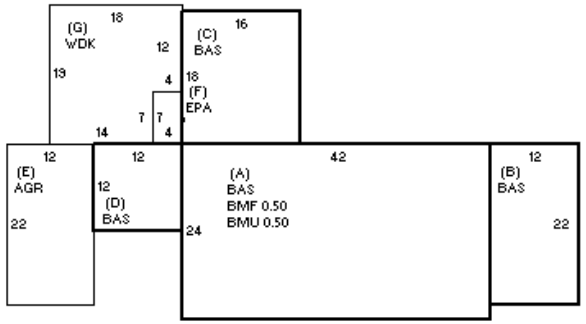
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
90-332	06/14/1990	3	ALTERATIONS				100	100
89-127	04/01/1989	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,181	SC 1.00	100 1.00	100 1.00	396,000	1.85	100 1.00	R04 0.90			340,200

TOTAL	20,181 SF	ZONING		FRNT	137
Ngh	SCITUATE	NOTE	IN M32. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,200	326,500
BUILDING	267,800	238,200
DETACHED	0	0
OTHER	0	0
TOTAL	**608,000**	**564,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/07/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/2/2010	PL
LIST	5/31/2018	JD
REVIEW	3/10/2011	KT

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,704	DETAIL ADJ	0.850
$NLA(RCN)	$238	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,080
# 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	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	504		47.03	23,701
A	BMF	N	BSMT FINISH-SEP	504		66.01	33,271
+	BAS	L	BASE AREA	1,704	1965	176.85	301,354
E	AGR	N	ATT GARAGE	264		53.94	14,239
F	EPA	N	ENCLOSED PORCH	28		90.21	2,526
G	WDK	N	WOOD DECK	314		38.40	12,058
	F11	O	FPL 1S 1OP	2		7,281.00	14,562

TOTAL RCN	405,791

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1970 / 52	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD		$267,800