

Key: 891

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 824

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CURRENT OWNER				PARCEL ID				LOCATION			
WELCH MICHAEL J & BRIDGET B 34 CURTIS ST SCITUATE, MA 02066				26-1-9-0				34 CURTIS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WELCH MICHAEL J & BRIDGET				12/19/2014	QS	565,000		(121382)			
PAN HIRAM				04/23/2014	F	1		(120319)			
PAN, HIRAM & SUSAN				11/03/2006	F	1		(109786)			

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	%
20-885	12/11/2020	3	ALTERATIONS	42,425	04/05/2021	JD	100	100
98-243	06/05/1998	3	ALTERATIONS				100	100
94-397	08/22/1994	3	ALTERATIONS				100	100
89-624	11/14/1989	3	ALTERATIONS				100	100
88-472	08/12/1988	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,625	SC	1.00	100	1.00	100	1.00	R04	0.90		344,600

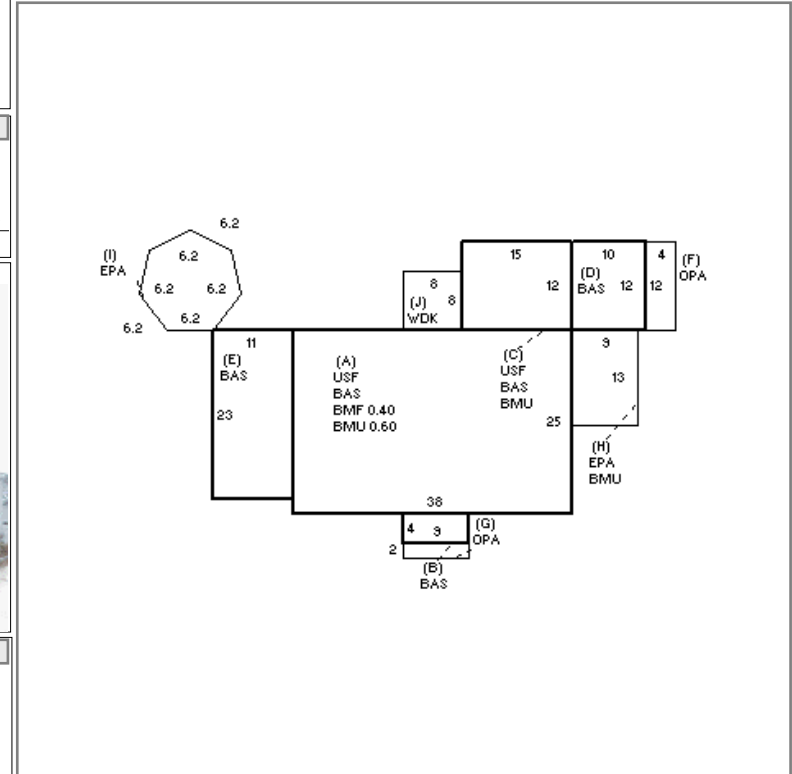
TOTAL	23,625 SF	ZONING	FRNT	138	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	344,600	330,700
Infl1	FACTOR 100		BUILDING	661,700	546,600		
Infl2	PHY 100		DETACHED	24,000	22,200		
			OTHER	0	0		
					TOTAL	1,030,300	899,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	50 0.50 19X18		342	46.87	8,000
S/V	-	0.90	SV 1.00 GUEST HSE 12		16,200	0.99	16,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2021	JD
MODEL	1		RESIDENTIAL	LIST	4/6/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/10/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	2,669	DETAIL ADJ	1.224
\$NLA(RCN)	\$376	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$10,968	
# 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	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
+	BMU	N	BSMT UNFINISHED	867		62.30	54,013
A	BMF	N	BSMT FINISH-SEP	380		87.46	33,233
+	USF	L	UPPER STORY FIN	1,130	1920	299.59	338,535
+	BAS	L	BASE AREA	1,539	1920	329.44	507,006
+	OPA	N	OPEN PORCH	66		72.10	4,759
+	EPA	N	ENCLOSED PORCH	257		126.28	32,453
J	WDK	N	WOOD DECK	64		53.77	3,441
F22	O	FPL 2S 2OP		1		15,827.00	15,827
GEN	O	GENERATOR		1		0.00	
ODS	O	OUT DOOR SHOWER		1		2,298.80	2,299

TOTAL RCN	1,002,534	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		G
HEAT		A
ELECT		A
EFF.YR/AGE	1970 / 52	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$661,700	