

Key: 9519

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.151

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
ZAVERI CHRISTINA CARR & RIYAZ TRUSTEES				28-1A-1-0				22 STONE AV				
214 JAMES THURBER CT FALLS CHURCH, VA 22046				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ZAVERI CHRISTINA CARR & R				01/18/2007	H	500,000	33989-192	
				CARR ROBERT D & MARY E				01/01/1974	QS		3933-351	
				THOMPSON EVA J				01/01/1973	XX		3848-189	

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	%
09-217	05/26/2009	3	ALTERATIONS	137,000	07/01/2009	SJ	100	100
09-217	05/26/2009	3	ALTERATIONS	137,000	07/15/2010	SJ	100	100
09-043	02/20/2009	3	ALTERATIONS	18,000	07/01/2009	SJ	100	100
09-043	02/20/2009	3	ALTERATIONS	18,000	07/15/2010	SJ	100	100
		6	CYCL GROWTH		04/05/2007		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,200	NS 1.00	100	1.00	100	1.00	748,000	3.21	100	1.00	WW4 1.70	617,920

TOTAL	11,200 SF	ZONING	FRNT	67	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E	C/W 2		LAND	617,900	561,700
Infl1	FACTOR 100		LAND	374,400	338,000		
Infl2	PHY 100		BUILDING	0	0		
			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	992,300	899,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/5/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/5/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,827	DETAIL ADJ	1.200
\$NLA(RCN)	\$297	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$6,336
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	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	BMU	N	BSMT UNFINISHED	841		54.65	45,957
+	USF	L	UPPER STORY FIN	783	1920	246.21	192,784
+	BAS	L	BASE AREA	1,044	1920	270.74	282,656
+	WDK	N	WOOD DECK	150		42.24	6,336
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	542,663
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$374,400

