

Key: 9667

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.285

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KAJDAS CHRISTOPHER D & MURPHY ANNA E				17-4-15-I				44 HIGHLAND CROSSING			
115 OCEAN STREET				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Certs)			
APT #1				KAJDAS CHRISTOPHER D & GENTILE ANTHONY J & BARBA				10/31/2019 QS 535,000 51881-219			
LYNN, MA 01902				LIVINGSTONE RAYMOND J II				10/23/1992 P 80,000 11360-177			
								06/15/1989 XX 9193-231			

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	%
11-586	09/20/2011	3	ALTERATIONS		06/24/2014	MR	100	100
92-781	10/15/1992	3	ALTERATIONS	6,000	06/26/2012	SJ	100	100
		1	NEW CONST				100	100
		3	ALTERATIONS				100	100

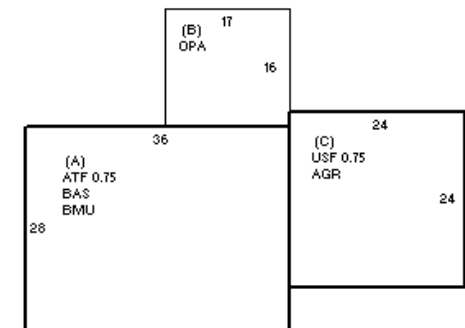
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	WS 1.00	100	1.00	100	1.00	440,000	1.87	100	1.00	R04 1.00	377,740

TOTAL	20,000 SF	ZONING	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	448,300	398,800		
Inf2	PHY 100		DETACHED	1,300	1,300		
			OTHER	0	0		
			TOTAL	827,300	743,500		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 10X16	2013	160	9.28	1,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2014	MR
MODEL	1		RESIDENTIAL	LIST	6/24/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/9/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

INSTALLING

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	574,769		
NET AREA	2,196	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		51.73	52,142	CONDITION ELEM	CD		
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,008	1992	244.56	246,516	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	756	1992	158.01	119,457	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	272		56.65	15,409	KITCHEN	A		
				FLOOR COVER	13	COMB	1.00	C	AGR	N	ATT GARAGE	576		46.91	27,019	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	432	1992	222.40	96,077	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	MST	O	O	MAS/METAL STACK	1		3,161.40	3,161				
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$448,300