Key: 1003

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 956

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HUGHES SARAH 47 ARBORWAY DR SCITUATE, MA 02066	26-5-42-0	47 ARBORWAY DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HUGHES SARAH	05/27/2020	QS	525,000	52812-198
RENAUD CAROL A TR	04/11/2014	F	1	44222-317
RENAUD CAROL A	04/10/2001	F	100	19644-1

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

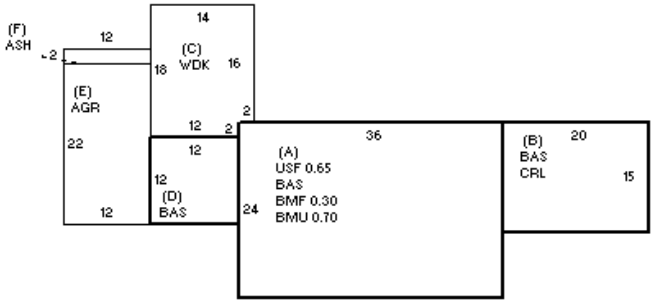
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-10	01/06/2021	3	ALTERATIONS	23,500	07/01/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,316	SC 1.00	100 1.00	100 1.00	396,000	1.69	100 1.00	R04 0.90			342,960

TOTAL	22,316 SF	ZONING		FRNT	173
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	343,000	329,100
BUILDING	359,200	319,700
DETACHED	0	0
OTHER	0	0
TOTAL	**702,200**	**648,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/01/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/1/2021	JD
LIST	7/1/2021	EST
REVIEW	9/28/2020	JD

BLDG COMMENTS

mls

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	1,870	DETAIL ADJ	1.100
$NLA(RCN)	$291	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.65	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,744
# 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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	605		49.78	30,119
A	BMF	N	BSMT FINISH-SEP	259		69.89	18,101
A	USF	L	UPPER STORY FIN	562	1959	224.54	126,189
B	CRL	N	BSMT CRAWL	300		11.12	3,335
C	WDK	N	WOOD DECK	248		42.24	10,475
+	BAS	L	BASE AREA	1,308	1959	246.91	322,952
E	AGR	N	ATT GARAGE	264		59.33	15,663
F	ASH	N	ATT SHED	24		24.57	590
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	544,231

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		$359,200