

Key: 1009

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 962

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TUFTS HOWARD III & THERESE J 69 ARBORWAY DRIVE SCITUATE, MA 02066				26-5-45-0				69 ARBORWAY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TUFTS HOWARD III & THERES				03/28/1980	QS		4809-109				
LEHANE JAMES J JR AND SUS				01/01/1977	XX		4218-767				
MCCARRON JOSEPH C				01/01/1976	XX		4096-400				

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	%
07-190		3	ALTERATIONS	3,500	06/12/2007	SJ	100	100

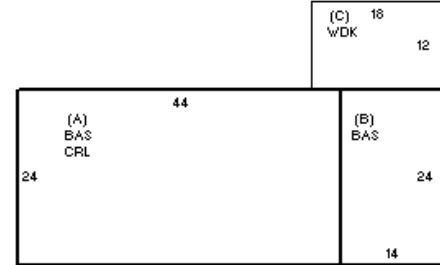
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,470	SC 1.00	100	1.00	396,000	1.75	100	1.00	R04	0.90	341,880

TOTAL	21,470 SF	ZONING		FRNT	374	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	LAND	341,900	328,100		
Infl1	FACTOR 100		BUILDING	189,300	170,900			
Infl2	PHY 100		DETACHED	2,200	2,000			
			OTHER	0	0			
				TOTAL	533,400	501,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	2007	2,000	1.10	2,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/4/2014	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	274,367				
NET AREA	1,392	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	CRL	N	BSMT CRAWL	1,056		10.37	10,949	CONDITION ELEM	CD				
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,392	1959	175.73	244,615	EXTERIOR					
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	216		38.40	8,294	INTERIOR					
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN					
				FLOOR COVER	99	N/A	1.00									BATHS					
				INT FINISH	99	N/A	1.00									HEAT					
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT					
				FUEL SOURCE	99	N/A	1.00														
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1972 / 50		
STORIES	1	1.00																COND	31 31 %		
ROOMS	7	1.00																FUNC	0		
BEDROOMS	3	1.00																ECON	0		
BATHROOMS	1	1.00																DEPR	31	% GD	69
# 1/2 BATHS	1	1.00																RCNLD	\$189,300		
TOT FIXTURES	5	\$3,228																			
# UNITS	1	1.00																			