

Key: 1010

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 963

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ECK CHRISTOPHER E & ROMANO SOPHIA A 4 SPRING LN SCITUATE, MA 02066				26-5-46-0				4 SPRING LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ECK CHRISTOPHER E & BROWN PETER R & ECK ROBER				10/28/2008	H	481,000	36482-61				
KEELER SHIRLEY I				10/28/2008	H		36482-59				
				08/03/1982	QS	105,000	5185-122				

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	%
15-267	05/18/2015	3	ALTERATIONS	27,600	07/15/2015	SJ	100	75
15-627	05/18/2015	3	ALTERATIONS	27,600	06/21/2016	SJ	100	100
08-604	12/03/2008	3	ALTERATIONS	18,800	07/01/2009	SJ	100	100

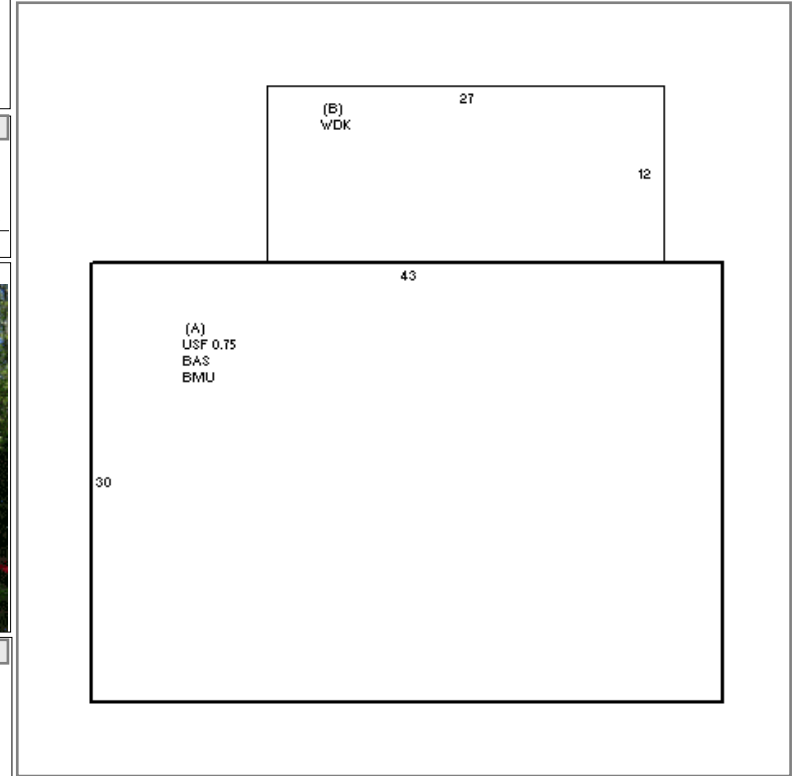
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,976	SC	1.00	100	1.00	100	1.00	R04	0.90		342,530

TOTAL	21,976 SF	ZONING	FRNT	203	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	342,500	328,700		
Inf1	FACTOR 100		BUILDING	467,700	415,900		
Inf2	PHY 100		DETACHED	19,900	19,000		
			OTHER	0	0		
			TOTAL	830,100	763,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPC	+	1.10	10 0.90	17 X 34	2015	578	38.25	19,900



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/6/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/11/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	632,000		
NET AREA	2,258	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,290		48.53	62,608	CONDITION ELEM	CD		
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,290	1964	248.29	320,298	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	968	1964	225.80	218,571	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	324		42.24	13,686	KITCHEN			
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740	BATHS			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS			
				HEATING/COOLING	11	HW/COOL AIR	1.04									HEAT			
				FUEL SOURCE	2	GAS	1.00									ELECT			
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$467,700