

Key: 1021

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 974

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ABNER STEPHEN M & CATHERINE M 108 ABERDEEN DRIVE SCITUATE, MA 02066				26-5-4-0				108 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ABNER STEPHEN M & CATHERI				02/24/1992	QS	160,000	10774-138				
ETONIC INC				12/31/1991	QS	169,000	10673-38				
BOGATY ROBERT D & JANE P				03/01/1988	XX		8312-209				

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 %
02-332	06/27/2002	2	ADDITIONS				100 100
90-334	06/01/1990	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

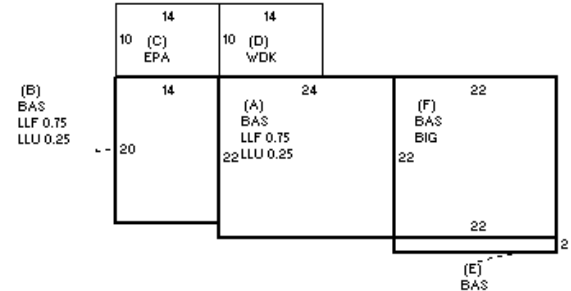
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,154	SC 1.00	100	1.00	396,000	1.86	100	1.00	R04	0.90	340,160

TOTAL	20,168 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,200	326,400
Infl1	FACTOR 100		BUILDING	309,000	274,800		
Infl2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
			TOTAL	649,800	601,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
S/V	A	1.00	SV 1.00 SHED	203	500	1.10	600	05/22/2007



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/5/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	417,599		
NET AREA	1,942	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	202		58.93	11,904				
\$NLA(RCN)	\$215	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	LLF	L	LOWER LEVEL FIN	606	1960	140.00	84,842				
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	140		90.20	12,628				
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	140		38.40	5,376				
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,336	1960	202.98	271,175				
				INT FINISH	99	N/A	1.00	F	BIG	N	BUILT-IN GARAGE	484		45.34	21,945				
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281				
				FUEL SOURCE	99	N/A	1.00												
																		TOTAL RCN	417,599
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$309,000