

Key: 1030

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 983

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
1818 REALTY SOLUTIONS LLC 24 BOWKER ROAD NORWELL, MA 02061				49-1-27-0				65 COMMON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
1818 REALTY SOLUTIONS LLC				07/14/2021	F	100	55303-46				
VICKERS S LEE TR				06/01/2018	QS	500,000	49872-203				
GEOGHEGAN MARTIN R &				08/23/2002	QS	324,900	22691-271				

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 %
99-511	10/12/1999	3	ALTERATIONS				100 100
91-87	03/01/1991	3	ALTERATIONS				100 100
92-345		3	ALTERATIONS				100 100

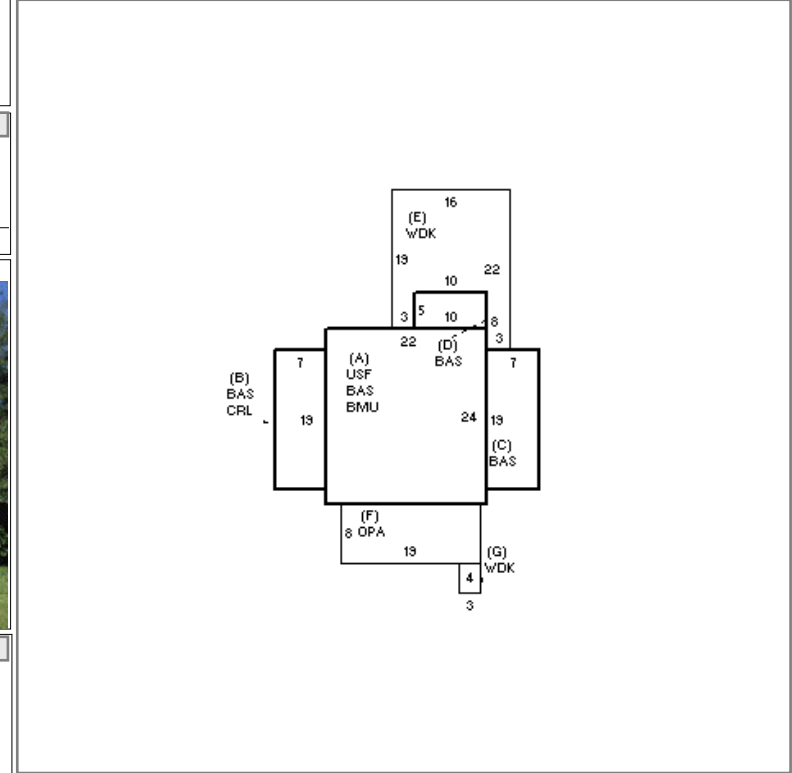
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,681	SC	1.00	1.00	1.00	1.00	396,000	4.09	100	1.00	R03 0.90	322,660

DETACHED

TOTAL	8,681 SF	ZONING	FRNT	263	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	322,700	309,600		
Inf1	FACTOR 100		BUILDING	338,600	301,300		
Inf2	PHY 100		DETACHED	12,500	11,400		
			OTHER	0	0		
			TOTAL	673,800	622,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00 30 0.70	LIV QTRS 17	2000	15,000	1.10	11,600
SHF	A	1.00 30 0.70	10X8		80	15.97	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/20/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/11/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,372	DETAIL ADJ	1.224
\$NLA(RCN)	\$334	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	528		59.46	31,396
EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	528	1910	267.65	141,321
ROOF SHAPE	3	GAMBREL	1.00	B	CRL	N	BSMT CRAWL	133		13.27	1,766
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	844	1910	294.32	248,409
FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	275		42.24	11,616
INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	152		56.65	8,611
HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063
FUEL SOURCE	2	GAS	1.00	GEN	O	O	GENERATOR	1		0.00	

TOTAL RCN	457,567
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$338,600