

Key: 1055

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.004

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| SALMOND DONALD A & JOANNE M<br>172 COUNTRY WAY<br>SCITUATE, MA 02066 |  |  |  | 48-2-26-0  |    |            |              | 172 COUNTRY WAY |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| SALMOND DONALD A & JOANNE  |  |  |  | 06/30/2005 | QS | 514,750    | 30838-138    |                 |  |  |  |
| SHEEHAN MICHAEL P & GIOVA  |  |  |  | 05/14/1998 | QS | 191,000    | 16192-124    |                 |  |  |  |
| QUIGLEY PATRICIA C TRUSTE  |  |  |  | 05/01/1995 | F  |            | 13551-293    |                 |  |  |  |

| 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    | %   |
| 22-0673 | 06/27/2022 | 6             | CYCL GROWTH |        | 05/22/2023 | NC | 100    | 100 |
| 11-244  | 05/11/2011 | 3             | ALTERATIONS | 21,400 | 05/22/2023 | NC | 100    | 100 |
| 07-141  |            | 3             | ALTERATIONS | 10,000 | 08/03/2011 | SJ | 100    | 100 |
|         |            | 2             | ADDITIONS   | 35,000 | 07/24/2007 | SJ | 100    | 100 |
|         |            | 7             | OTHERS      |        | 09/20/2006 |    | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 15,727   | SC 1.00 | 100  | 1.00 | 396,000  | 2.34 | 100  | 1.00 | R02 | 0.90       | 334,100   |

| TOTAL | 15,727 SF  | ZONING | FRNT     | 104     | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh   | SCITUATE   | NOTE   |          |         | LAND         | 334,100        | 320,600        |
| Inf1  | FACTOR 100 |        | BUILDING | 310,700 | 271,300      |                |                |
| Inf2  | PHY 100    |        | DETACHED | 1,400   | 0            |                |                |
|       |            |        | OTHER    | 0       | 0            |                |                |
|       |            |        |          |         | <b>TOTAL</b> | <b>646,200</b> | <b>591,900</b> |

DETACHED

| TY  | QUAL | COND | DIM/NOTE      | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70 10X16 |    | 160   | 12.89     | 1,400 |



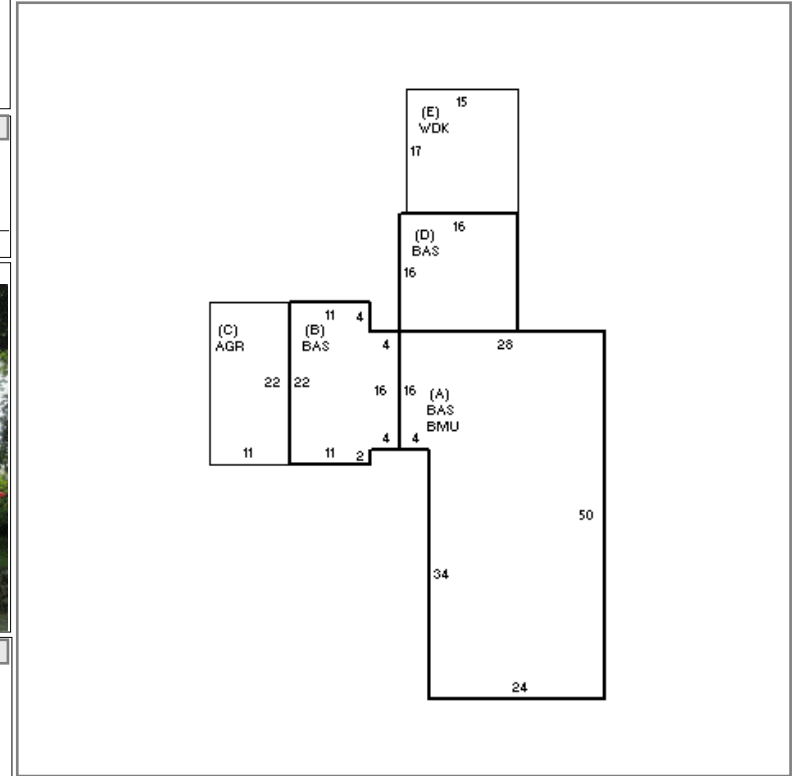
BLDG COMMENTS

SALES REVIEW

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/3/2011  | SJ  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/24/2007 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 6/29/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT     | 1954  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  |
|--------------|-------|------------|-------|-----------------|----|----------------|------|
| NET AREA     | 1,826 | DETAIL ADJ | 0.884 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 |
| \$NLA(RCN)   | \$230 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE          | 1.00 |
| STORIES      | 1     | 1.00       |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |
| ROOMS        | 5     | 1.00       |       | FLOOR COVER     | 99 | N/A            | 1.00 |
| BEDROOMS     | 3     | 1.00       |       | INT FINISH      | 99 | N/A            | 1.00 |
| BATHROOMS    | 1     | 1.00       |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 |
| # 1/2 BATHS  | 0     | 1.00       |       | FUEL SOURCE     | 99 | N/A            | 1.00 |
| TOT FIXTURES | 3     | \$2,122    |       |                 |    |                |      |
| # UNITS      | 1     | 1.00       |       |                 |    |                |      |



| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 1,264 |      | 44.33     | 56,035  |
| + | BAS | L | BASE AREA       | 1,570 | 1954 | 181.32    | 284,666 |
| C | AGR | N | ATT GARAGE      | 242   |      | 55.88     | 13,522  |
| D | BAS | L | BASE AREA       | 256   | 2007 | 181.32    | 46,417  |
| E | WDK | N | WOOD DECK       | 255   |      | 38.40     | 9,792   |
|   | F11 | O | FPL 1S 1OP      | 1     |      | 7,281.00  | 7,281   |

| TOTAL RCN      | 419,835    |
|----------------|------------|
| 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          | \$310,700  |