

Key: 1085

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.034

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ECK HEATHER M 90 ABERDEEN DRIVE SCITUATE, MA 02066				26-5-8-0				90 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ECK HEATHER M				09/15/1988	QS	198,000	8709-96				
GREELEY STEPHEN A & JOAN				09/10/1981	XX		5052-34				
LINDSAY LEON W & NATALIE				01/01/1972	XX		3707-668				

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	%
05-569	09/12/2005	3	ALTERATIONS	5,000	06/21/2006	SJ	100	100
03-563	09/15/2003	3	ALTERATIONS	19,500	07/13/2004	SJ	100	100

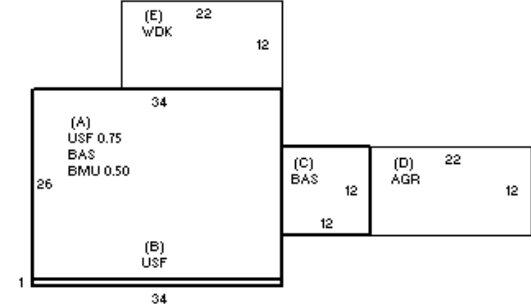
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,330	SC 1.00	100	1.00	396,000	1.84	100	1.00	R04	0.90	340,400

TOTAL	20,330 SF	ZONING	FRNT 156	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	340,400	326,600
Inf1	FACTOR 100		BUILDING	349,100	314,700	
Inf2	PHY 100		DETACHED	0	0	
			OTHER	0	0	
				<b>TOTAL</b>	<b>689,500</b>	<b>641,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/5/2013	SJ
MODEL	1		RESIDENTIAL	LIST	3/5/2013	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/11/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

INDING

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,725	DETAIL ADJ	1.040
\$NLA(RCN)	\$270	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,576
# UNITS		1	1.00

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	442		69.46	30,703
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	697	1960	215.80	150,410
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,028	1960	237.30	243,942
ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	264		59.33	15,663
FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	264		42.24	11,152
INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
HEATING/COOLING	11	HW/COOL AIR	1.04								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	465,508
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$349,100