

Key: 10900

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.421

LEGAL

LAND

DETACHED

BUILDING

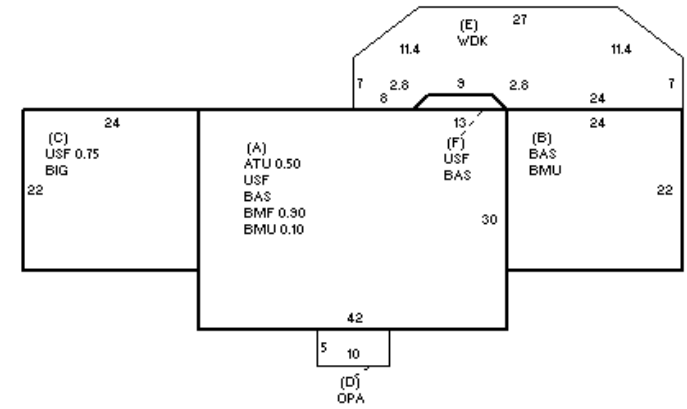
CURRENT OWNER				PARCEL ID				LOCATION			
ALLISON SHELLEY J & FLIEGER M S 60 INDIAN WIND DRIVE SCITUATE, MA 02066				10-1-7-D				60 INDIAN WIND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALLISON SHELLEY J				04/27/2001	QS	660,000	19740-221				
GREENE MAUREEN M				02/24/2000	QS	18297-80					
GREENE JOHN M AND MAUREEN				05/08/1997	QS	485,000	15158-331				

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	%
22-1162	11/02/2022	3	ALTERATIONS	35,900	05/17/2023	NC	100	100
09-045	02/20/2009	3	ALTERATIONS	58,102	08/03/2009	PL	100	100
	10/01/1933	1	NEW CONST				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.024	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	480

TOTAL	41,077 SF	ZONING	FRNT	267	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,500	367,800
Inf1	FACTOR 100		BUILDING	793,500	720,800		
Inf2	PHY 100		DETACHED	1,300	700		
			OTHER	0	0		
					TOTAL	1,199,300	1,089,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12		120	13.93	1,300



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	8/3/2009	PL
MODEL	1		RESIDENTIAL	LIST	8/3/2009	PL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/17/2023	MR
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	3,488	DETAIL ADJ	1.030
\$NLA(RCN)	\$284	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	12	\$11,866	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	654		49.46	32,346
A	BMF	N	BSMT FINISH-SEP	1,134		69.43	78,734
+	USF	L	UPPER STORY FIN	1,678	1997	208.74	350,274
A	ATU	N	ATTIC UNF	630		44.40	27,972
C	BIG	N	BUILT-IN GARAGE	528		53.80	28,406
D	OPA	N	OPEN PORCH	50		61.80	3,090
E	WDK	N	WOOD DECK	545		46.08	25,114
+	BAS	L	BASE AREA	1,810	1997	229.54	415,474
	F11	O	FPL 1S 1OP	1		8,737.20	8,737
	F21	O	FPL 2S 1OP	1		9,886.80	9,887
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	991,900
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$793,500