

Key: 10906

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.426

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CURRENT OWNER				PARCEL ID				LOCATION			
REYNOLDS DANIEL P & KRISTIN M				17-3-23-0				21 BATES LN			
21 BATES LN				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				REYNOLDS DANIEL P & KRIST				03/19/2012 F 100 41110-252			
				REYNOLDS DANIEL P & KRIST				03/16/2012 F 100 41104-212			
				REYNOLDS DANIEL P & KRIST				05/31/2011 U 153,000 39981-242			

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	%
23-0681	08/08/2023	3	ALTERATIONS	79,900				0
19-811	10/28/2019	3	ALTERATIONS	48,385	05/11/2020	JD	100	100
11-281		1	NEW CONST	275,000	05/17/2013	SJ	100	100
11-281		1	NEW CONST	275,000	06/13/2012	SJ	100	70
11-281	05/26/2011	1	NEW CONST	275,000	06/21/2011	SJ	100	0

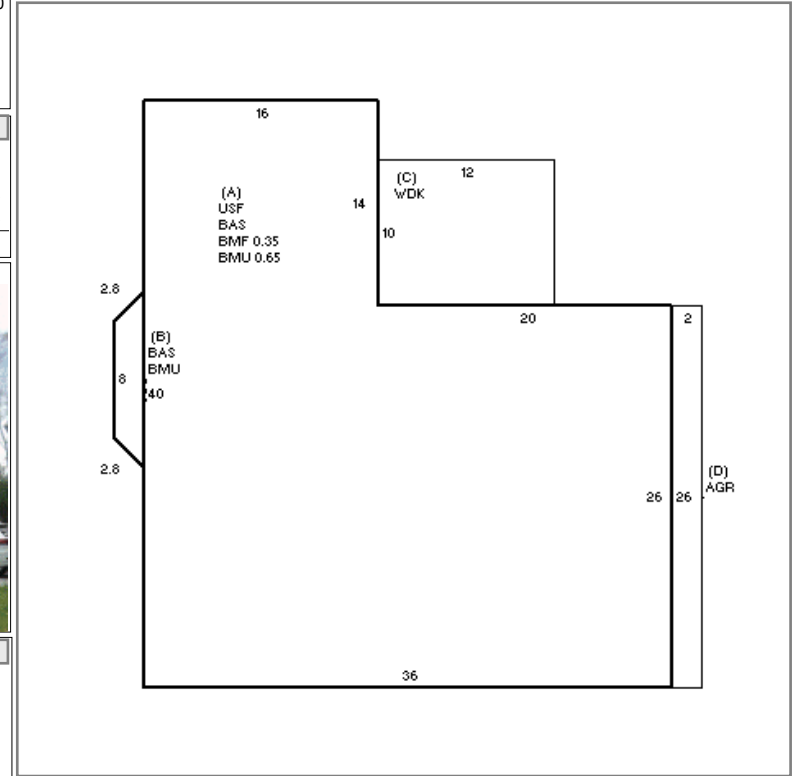
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	336,600	1.00	90	0.90	R03	0.85	309,090
300	A	0.830	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	13,970

TOTAL	1.748 Acres	ZONING	FRNT	189	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E ...INFL 3 = ESMT			LAND	323,100	294,400
Infl1	FACTOR 100		BUILDING	538,000	504,300		
Infl2	PHY 100		DETACHED	5,400	5,200		
			OTHER	0	0		
			TOTAL	866,500	803,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	2013	100	14.74	1,300
HTB	A	1.00	20 0.80		1	5,181.80	4,100



BUILDING	CD	ADJ	DESC	MEASURE	5/11/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/11/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2012	SIZE ADJ	1.000
NET AREA	2,340	DETAIL ADJ	1.030
\$NLA(RCN)	\$255	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	9	\$8,158	
# UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	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	774		49.60	38,389
A	BMF	N	BSMT FINISH-SEP	406		69.63	28,268
+	BAS	L	BASE AREA	1,180	2012	222.12	262,099
A	USF	L	UPPER STORY FIN	1,160	2012	201.99	234,311
C	WDK	N	WOOD DECK	120		42.24	5,069
D	AGR	N	ATT GARAGE	52		72.77	3,784
	BMG	O	BSMT GARAGE	2		2,740.10	5,480
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	2		6,112.15	12,224

TOTAL RCN	597,782
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$538,000