

Key: 10908

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.427

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAPLACA ANTHONY & S/O LA PLACA LAUNDIE DENISE & 97 WATCH HILL DR SCITUATE, MA 02066				52-2-2-D				97 WATCH HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LA PLACA LAUNDIE DENISE				08/25/2023	F	1	58217-178				
LAPLACA ANTHONY &				03/01/2021	QS	977,500	54487-21				
LEE TERRENCE E & LINDA F				09/28/2000	QS	672,400	18922-67				

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 %
05-764	11/15/2005	3	ALTERATIONS		09/02/2021	JD	100 100
98-530	10/14/1998	3	ALTERATIONS	40,000	08/16/2006	SJ	100 100
		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	0.112	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	2,220

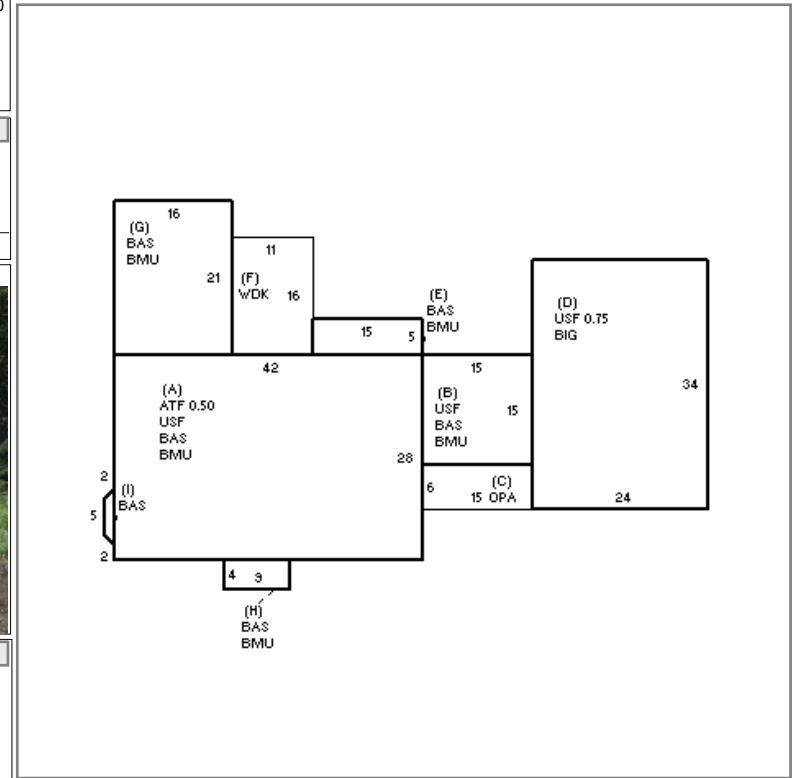
TOTAL	1.031 Acres	ZONING	FRNT	79	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	406,300	369,400
Inf1	FACTOR 100		BUILDING	832,000	783,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,238,300</b>	<b>1,152,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/08/2022

BLDG COMMENTS

MLS



BUILDING	CD	ADJ	DESC	MEASURE	8/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/8/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/2/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,066,709
NET AREA	4,457	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,848		49.16	90,840		
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	2,013	1999	201.56	405,733		
				ROOF SHAPE	2	HIP	1.00	A	ATF	L	ATTIC FINISH	588	1999	143.20	84,203		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	90		61.80	5,562		
				FLOOR COVER	13	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	816		48.74	39,774		
				INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	176		46.08	8,110		
				HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BASE AREA	1,856	1999	221.64	411,361		
				FUEL SOURCE	1	OIL	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF. YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$832,000
-------	-----------