

Key: 10909

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.428

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| DUCEY PAUL B & JANICE L<br>104 WATCH HILL DRIVE<br>SCITUATE, MA 02066 |  |  |  | 52-2-2-E   |    |            |              | 104 WATCH HILL DR |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| DUCEY PAUL B & JANICE L   |  |  |  | 06/14/1996 | QS | 410,000    | 14430-305    |                   |  |  |  |
| WEBB GREGORY C TRUSTEE  |  |  |  | 10/04/1995 | XX |            | 13876-34     |                   |  |  |  |
| WEBB GREGORY C TRUSTEE  |  |  |  | 06/30/1995 | XX |            | 13669-245    |                   |  |  |  |

| 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    | %   |
| 95-562 | 09/01/1995 | 1             | NEW CONST   |        |       |    | 100    | 100 |
|        |            | 6             | CYCL GROWTH |        |       |    | 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 | 100      | 1.00 | 440,000 | 1.00 | 100 | 1.00       | R05 1.00  | 404,040 |
| 300 | A | 0.482    | WS 1.00 | 100  | 1.00 | 100      | 1.00 | 19,800  | 1.00 | 100 | 1.00       | R05 1.00  | 9,540   |

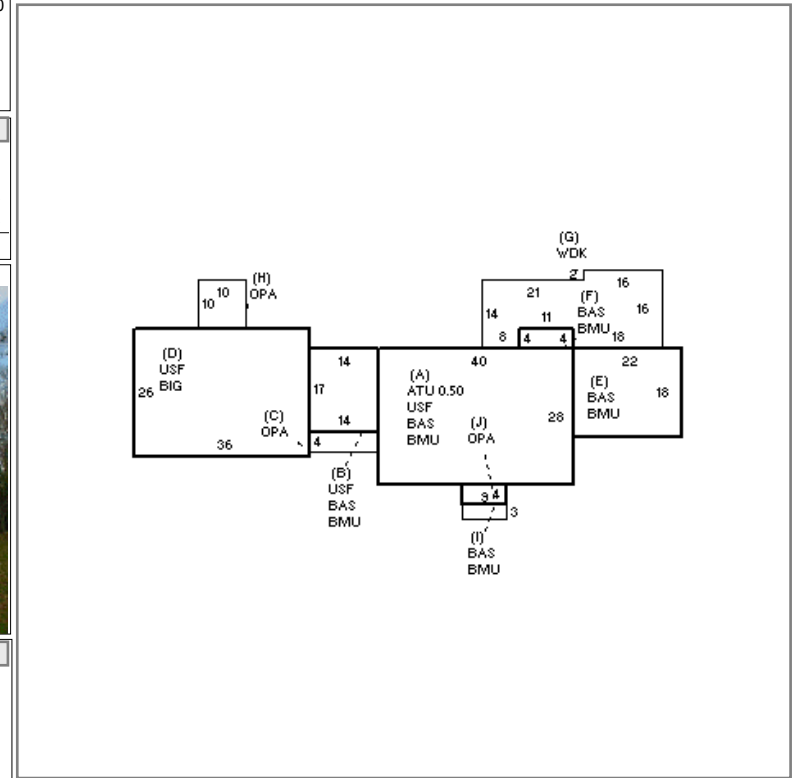
| TOTAL | 1.400 Acres | ZONING | W. SCITUATE     | FRNT             | 33        | ASSESSED | LAND 413,600 | CURRENT | 413,600   | PREVIOUS | 376,500 |
|-------|-------------|--------|-----------------|------------------|-----------|----------|--------------|---------|-----------|----------|---------|
| Ngh   | W. SCITUATE | NOTE   |                 | BUILDING 869,400 |           | 869,400  |              | 806,500 |           |          |         |
| Inf1  | FACTOR 100  |        | DETACHED 0      |                  | 0         |          |              | 0       |           |          |         |
| Inf2  | PHY 100     |        | OTHER 0         |                  | 0         |          |              | 0       |           |          |         |
|       |             |        | TOTAL 1,283,000 |                  | 1,283,000 |          |              |         | 1,183,000 |          |         |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS

IN-LAW APT



| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/15/2009 | PL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/15/2009 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/1/2011  | ER  |
| QUALITY  | G  | 1.20 | GOOD [100%]       |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1996  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T            | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|--------------|-----------------|-------|----------|-----------|---------|
| NET AREA   | 4,128 | DETAIL ADJ | 1.020 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | +   | BMU | N            | BSMT UNFINISHED | 1,834 |          | 49.21     | 90,245  |
| \$NLA(RCN) | \$267 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | +   | BAS | L            | BASE AREA       | 1,834 | 1996     | 223.19    | 409,325 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | USF | L            | UPPER STORY FIN | 2,294 | 1996     | 202.96    | 465,600 |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | A   | ATU | N            | ATTIC UNF       | 560   |          | 44.40     | 24,864  |
|            |       |            |       | FLOOR COVER     | 13 | COMB           | 1.00 | +   | OPA | N            | OPEN PORCH      | 183   |          | 61.80     | 11,310  |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 | D   | BIG | N            | BUILT-IN GARAGE | 936   |          | 47.72     | 44,663  |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | G   | WDK | N            | WOOD DECK       | 506   |          | 46.08     | 23,316  |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 | F11 | O   | FPL 1S 1OP   | 1               |       | 8,737.20 | 8,737     |         |
|            |       |            |       |                 |    |                |      | KIT | O   | XTRA KITCHEN | 1               |       | 7,816.80 | 7,817     |         |

| TOTAL RCN            | 1,100,564  |
|----------------------|------------|
| CONDITION ELEM       | CD         |
| EXTERIOR             |            |
| INTERIOR             |            |
| KITCHEN              |            |
| BATHS                |            |
| HEAT                 |            |
| ELECT                |            |
| EFF.YR/AGE 2000 / 22 |            |
| COND                 | 20 20 %    |
| FUNC                 | 0          |
| ECON                 | 0          |
| DEPR                 | 21 % GD 79 |
| RCNLD                | \$869,400  |