

Key: 10910

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.429

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAMPBELL CHRISTOPHER & SUSAN 100 WATCH HILL DR SCITUATE, MA 02066				52-2-2-F				100 WATCH HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAMPBELL CHRISTOPHER & SU				05/23/2000	L	475,000	18541-103				
AURORA LOAN SERVICES INC				02/29/2000	L	470,096	18314-129				
WEBB BUILDERS INC				03/04/1998	B	180,000	15952-149				

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	%
99-11	01/15/1999	3	ALTERATIONS				100	100
97-504	08/01/1997	1	NEW CONST				100	100

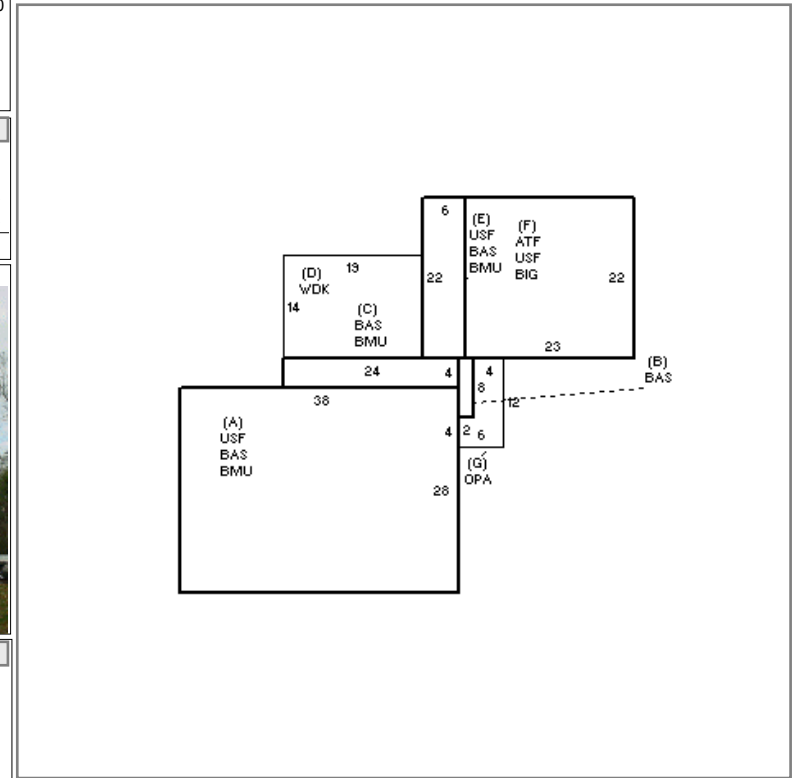
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.832	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	16,470

TOTAL	1.750 Acres	ZONING	FRNT	30	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	420,500	383,100
Infl1	FACTOR 100		BUILDING	673,600	625,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,094,100	1,009,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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



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	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,516	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,292		52.94	68,405
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,702	1998	206.48	351,436
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,308	1998	227.06	296,990
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	266		46.08	12,257
ROOMS	8		1.00	FLOOR COVER	13	COMB	1.00	F	BIG	N	BUILT-IN GARAGE	506		53.82	27,232
BEDROOMS	4		1.00	INT FINISH	2	DRYWALL	1.00	F	ATF	L	ATTIC FINISH	506	1998	146.70	74,232
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02	G	OPA	N	OPEN PORCH	56		61.80	3,461
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887
TOT FIXTURES	9		\$8,813												
# UNITS	1		1.00												

TOTAL RCN	852,712
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	\$673,600