

Key: 10915

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.432

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CURRENT OWNER				PARCEL ID				LOCATION			
RUBLE TRACY L & JEFFREY T 93 WATCH HILL DR SCITUATE, MA 02066				52-2-2-C				93 WATCH HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUBLE TRACY L & JEFFREY				06/24/2011	QS	845,000	40055-169				
HELLE STEVEN D & MEGHAN A				12/31/2003	F		27316-74				
HELLE STEVEN D & MEGHAN A				05/28/1999	QS	590,000	17511-281				

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	%
97-613	10/01/1997	1	NEW CONST				100	100
		3	ALTERATIONS				100	100

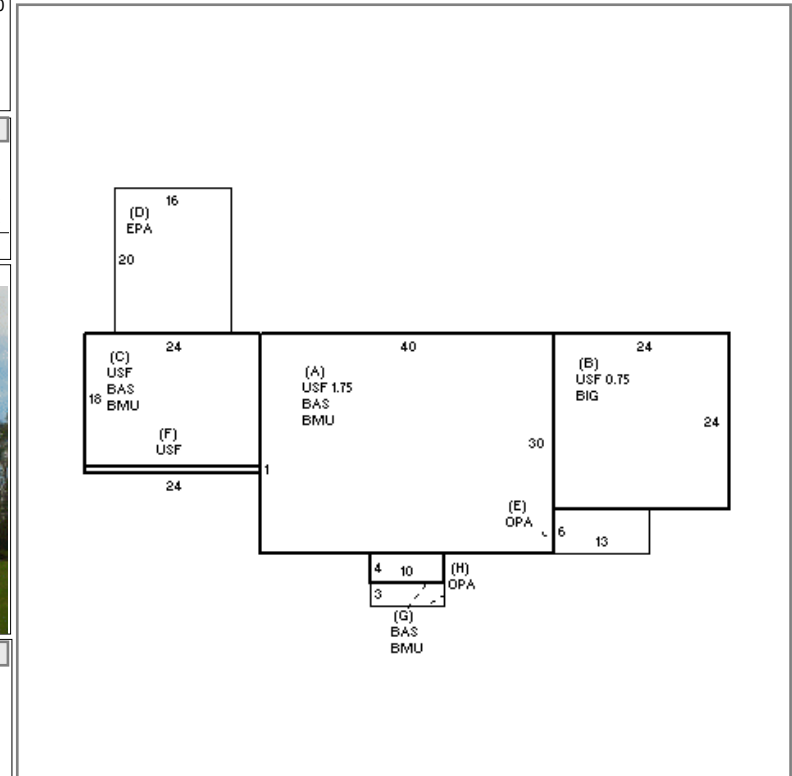
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.018	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	360

TOTAL	40,816 SF	ZONING	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,400	367,700
Infl1	FACTOR 100		BUILDING	918,800	853,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,323,200	1,220,800	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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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%]			

BLDG COMMENTS

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,162,990
NET AREA	4,660	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,672		50.07	83,710		
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,672	1998	225.20	376,526		
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	576		53.22	30,655		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	320		108.24	34,637		
				FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	108		61.80	6,674		
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	2,988	1998	204.79	611,915		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		9,886.80	9,887		
				FUEL SOURCE	99	N/A	1.00										
																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	\$918,800