

Key: 1093

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.042

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
CHARRETTE WILLIAM H & LILLIAN D				48-2-51-G				58 PIN OAK DR					
58 PIN OAK DR				SCITUATE, MA 02066				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
				CHARRETTE WILLIAM H & GAUTHIER JEFFREY J		03/29/2018	QS	525,000	(126569)				
				COYLE JOHN J & KATHLEEN A		10/30/2014	QS	410,000	(121193)				
						06/27/1997	QS	203,500	(91627)				

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	%
03-357	06/26/2003	3	ALTERATIONS	150,000	02/17/2004	PJB	100	100
00-202	05/15/2000	3	ALTERATIONS		09/22/2004	SJ	100	100
96-287	07/02/1996	3	ALTERATIONS				100	100
92-784	10/01/1992	3	ALTERATIONS				100	100

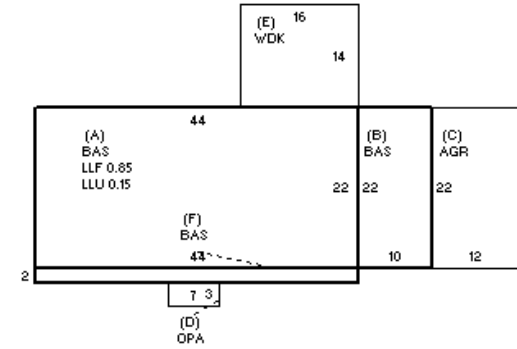
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,200	SC 1.00	100	1.00	100	1.00	396,000	1.85	100	1.00	R04 0.90	340,220

TOTAL	20,212 SF	ZONING	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,200	326,500
Inf1	FACTOR 100		BUILDING	312,300	277,900		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
			TOTAL	653,400	605,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
S/V	A	1.00	SV 1.00 SHED	1992	800	1.10	900	09/11/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/10/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/11/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	422.039		
NET AREA	2,099	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	145		59.06	8,564				
\$NLA(RCN)	\$201	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	823	1961	140.33	115,489				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,276	1961	203.45	259,596				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	264		53.94	14,239				
				FLOOR COVER	24	COMB	1.00	D	OPA	N	OPEN PORCH	21		51.52	1,082				
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	224		38.40	8,602				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F12	O		FPL 1S 2OP	1		10,347.00	10,347				
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															TOTAL RCN	422.039
STORIES		1	1.00															CONDITION ELEM	CD
ROOMS		8	1.00															EXTERIOR	G
BEDROOMS		4	1.00															INTERIOR	G
BATHROOMS		1	1.00															KITCHEN	V
# 1/2 BATHS		1	1.00															BATHS	G
TOT FIXTURES		5	\$4,120															HEAT	A
# UNITS		1	1.00															ELECT	A
																EFF.YR/AGE	1984 / 38		
																COND	26 26 %		
																FUNC	0		
																ECON	0		
																DEPR	26 % GD 74		
																RCNLD	\$312,300		