

Key: 11010

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.534

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CONNELLY CHRISTOPHER & PADMINI 8 HERITAGE TRAIL SCITUATE, MA 02066				18-1-6-J				8 HERITAGE TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONNELLY CHRISTOPHER				11/30/2000	QS	560,000	19119-306				
DIXON EDWARD A & CHRISTIN				07/26/1996	QS	342,000	14540-39				
MCLAUGHLIN EDWARD J TRUST				01/05/1996	QS	85,000	14069-161				

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	%
06-174	04/05/2006	3	ALTERATIONS	36,500	06/13/2006	SJ	100	100
96-040	01/01/1996	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,979	WS 1.00	100	1.00	440,000	1.71	100	1.00	R05		380,590

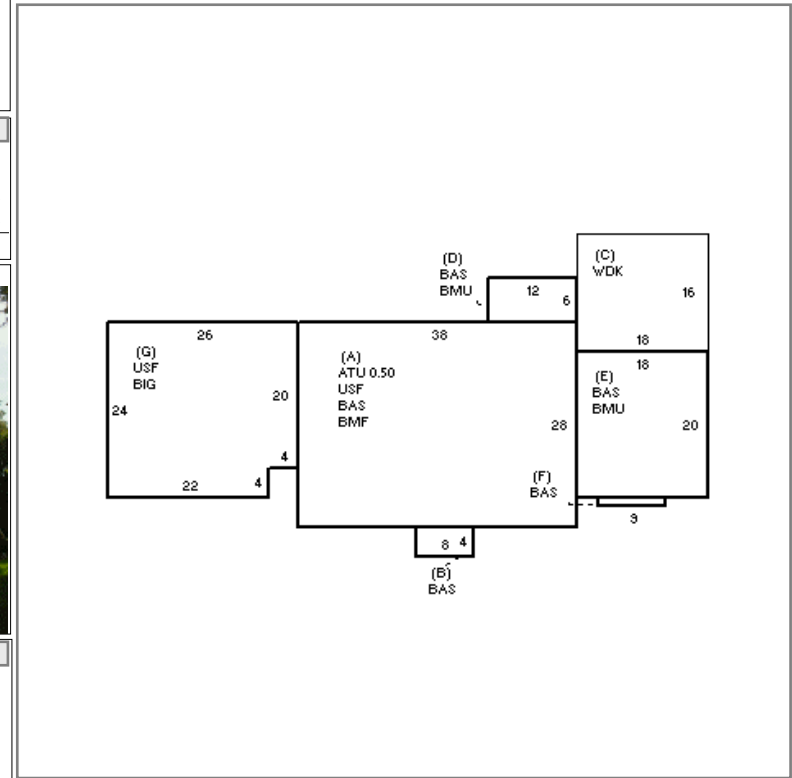
TOTAL	21,979 SF	ZONING	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	380,600	346,000
Infl1	FACTOR 100		BUILDING	699,600	648,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,080,200	994,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 09/12/2003

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



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2011	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2011	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	3,209	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,064		71.91	76,516
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,672	1996	208.83	349,164
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	532		44.40	23,621
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,177	1996	229.64	270,283
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	288		46.08	13,271
				INT FINISH	2	DRYWALL	1.00	+	BMU	N	BSMT UNFINISHED	432		51.23	22,130
				HEATING/COOLING	2	HOT WATER	1.02	E	BAS	L	BASE AREA	360	1996	229.64	82,669
				FUEL SOURCE	99	N/A	1.00	G	BIG	N	BUILT-IN GARAGE	608		51.60	31,375
									F11	O	FPL 1S 1OP	1		8,737.20	8,737

TOTAL RCN	885,600
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	\$699,600