

Key: 11108

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.570

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON KARL K & CHRISTINE H				25-2-6-E				25 FOX VINE LN			
25 FOX VINE LN				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				JOHNSON KARL K & CHRISTIN				08/27/1997	QS	309,283	(91937)
				OSTERBORG DONALD H TRUSTE				08/28/1996	D	108,000	(L00090151)

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	%
08-521	10/20/2008	7	OTHERS	15,600	06/25/2009	SJ	100	100
96-492	10/01/1996	1	NEW CONST				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,000	NS 1.00	100	1.00	100	1.00	440,000	2.44	100	1.00	R04 1.00	370,050

DETACHED

TOTAL	14,985 SF	ZONING	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	370,100	336,400		
Inf1	FACTOR 100		BUILDING	468,500	433,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	838,600	769,700		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 10/03/2003

(D) 20
w/DK 16

(C) 14
BAS 16
BMU

(B) 24
AGR 24

(A) 36
ATU 0.50
USF
BAS
BMU 26

BUILDING	CD	ADJ	DESC	MEASURE	6/25/2009	SJ
MODEL	1		RESIDENTIAL	LIST	6/25/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	593,091
NET AREA	2,096	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,160		49.83	57,803		
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,160	1997	228.62	265,194		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1997	207.90	194,596		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	468		40.70	19,048		
				FLOOR COVER	13	COMB	1.00	B	AGR	N	ATT GARAGE	576		46.91	27,019		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	320		42.24	13,517		
				HEATING/COOLING	11	HW/COOL AIR	1.04		FPL	O	FIREPLACE	1		8,594.30	8,594		
				FUEL SOURCE	99	N/A	1.00										

TOTAL RCN	593,091
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	\$468,500