

Key: 11223

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.671

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
JOHNSON ANNE LOUISE & SLATER ANDREW W E 75 PHEASANT HILL DR SCITUATE, MA 02066				31-1-5-B				75 PHEASANT HILL DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				JOHNSON ANNE LOUISE & BOCHENEK JEFFREY E & G.LE				03/20/2013	QS	893,500	42823-206	
				DACEY BRIAN T, TR				07/25/2007	QS	950,000	34860-315	
								12/01/2006	F	-100	33767-301	

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 %
21-1535	12/09/2021	3	ALTERATIONS	21,000	08/04/2022	JD	100 100
05-499	08/10/2005	1	NEW CONST	447,000	06/26/2006	SJ	100 100
05-499	08/10/2005	1	NEW CONST	447,000	06/18/2007	SJ	100 100
		5	SPLIT/SUB/LA		04/06/2005	SJ	100 100
		6	CYCL GROWTH				100 100

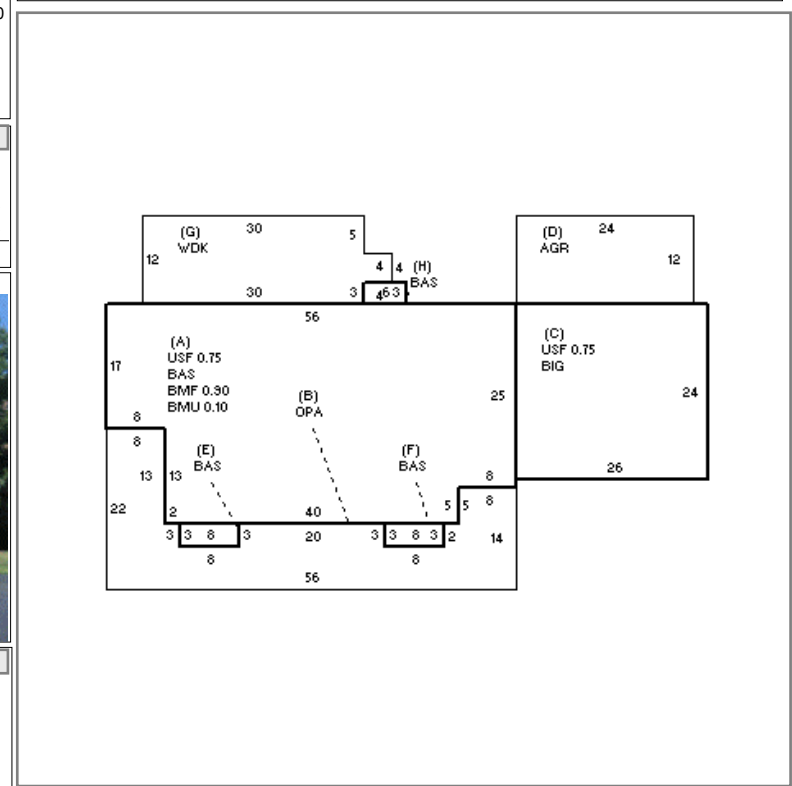
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	3,172	WS 1.00	100	1.00	9,900	1.00	W50	0.50	R05	1.00	31,400

TOTAL	4.090 Acres		ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	435,400	397,400
Inf1	FACTOR 100			BUILDING	1,027,200	858,900		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL		1,462,600	1,256,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/1/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,222	DETAIL ADJ	1.155	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	154		59.41	9,149
\$NLA(RCN)	\$371	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	1,382		83.40	115,262
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,620	2006	275.57	446,425
				ROOF COVER	2	WOOD SHINGLES	1.01	B	OPA	N	OPEN PORCH	600		72.10	43,260
				FLOOR COVER	13	COMB	1.00	C	BIG	N	BUILT-IN GARAGE	624		63.25	39,469
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	288		54.77	15,772
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	1,602	2006	303.03	485,450
				FUEL SOURCE	2	GAS	1.00	G	WDK	N	WOOD DECK	376		53.76	20,213

TOTAL RCN	1,194,404	
CONDITION ELEM CD		
EXTERIOR	G	A
INTERIOR	A	A
KITCHEN	A	A
BATHS	A	A
HEAT	A	A
ELECT	A	A
EFF.YR/AGE 2008 / 14		
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$1,027,200	