

Key: 11225

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.673

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ANSAY TRACY L & WELLS CARI M 76 PHEASANT HILL DR SCITUATE, MA 02066				31-1-5-D				76 PHEASANT HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANSAY TRACY L & WELLS CAR				09/10/2015	F	1	46027-49				
ANSAY TRACY L				07/12/2013	QS	1,050,000	43335-140				
DIBOYAN DAVID P & LORI L				12/24/2010	QS	1,055,000	39459-333				


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	%
		1	NEW CONST		06/27/2006	SJ	100	100
		7	OTHERS		05/04/2006	SJ	100	100
		5	SPLIT/SUB/LA		04/06/2005	SJ	100	100
		7	OTHERS				100	100
		6	CYCL GROWTH				100	100

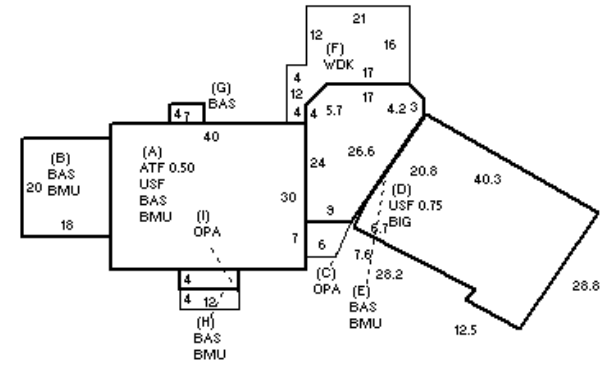
LAND

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	1.662	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	32,910

TOTAL	2.580 Acres	ZONING	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	437,000	398,900
Inf1	FACTOR 100		BUILDING	1,163,700	1,015,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,600,700	1,414,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/04/2006
									



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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

BUILDING

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,353,106
NET AREA	4,767	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,103		56.11	118,002		
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	2,036	2006	233.78	475,978		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	600	2006	166.10	99,659		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	101		72.11	7,283		
				FLOOR COVER	13	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	1,115		54.28	60,528		
				INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	392		53.76	21,074		
				HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BASE AREA	2,131	2006	257.07	547,823		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		10,193.40	10,193		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$1,163,700	