

Key: 11228

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.676

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHORT JR PAUL & APRIL 80 PHEASANT HILL DR SCITUATE, MA 02066				31-1-5-F				80 PHEASANT HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHORT JR PAUL & APRIL				04/04/2012	QS	845,000	41193-129				
RJB DEVELOPMENT CORP., INC				06/23/2006	QS	333,333	32915-281				
LIVINGSTONE RAYMOND J TRU				06/03/1996	G2	100,000	14407-322				

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	%
14-496	08/12/2014	7	OTHERS	25,000	07/21/2015	SJ	100	100
12-611	10/18/2012	3	ALTERATIONS	19,500	07/08/2013	SJ	100	100
10-028	02/01/2010	1	NEW CONST	310,000	05/17/2010	SJ	100	100
10-028	02/01/2010	1	NEW CONST	310,000	05/25/2011	SJ	100	100
		7	OTHERS		05/04/2006	SJ	100	100

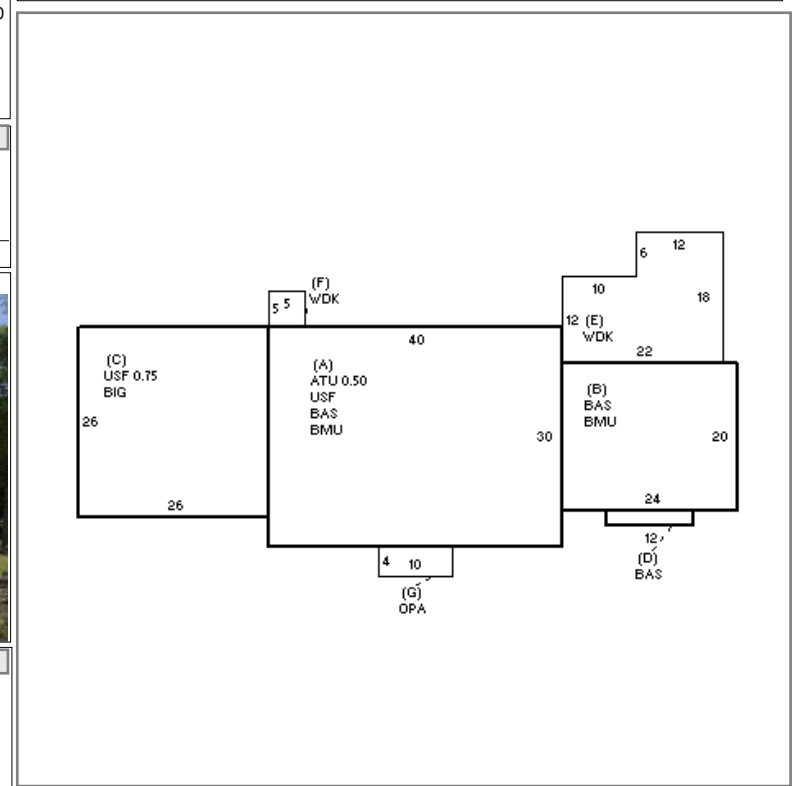
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04		404,040
300	A	0.452	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04		8,950

TOTAL	1.370 Acres		ZONING	FRNT	97	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	413,000	375,900
Infl1	FACTOR 100			BUILDING	960,700	836,300		
Infl2	PHY 100			DETACHED	43,400	41,300		
				OTHER	0	0		
				TOTAL		1,417,100	1,253,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	G	1.20	10 0.90 16 X 40	2013	640	39.35	22,700
DGF	G	1.20	10 0.90 16 X 24	2014	384	59.97	20,700



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



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2010	SJ
MODEL	1		RESIDENTIAL	LIST	5/17/2010	SJ
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%]			

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,411	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,680		58.35	98,029
\$NLA(RCN)	\$320	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,707	2010	246.46	420,706
CAPACITY				ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	600		51.80	31,080
STORIES	2.51		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	676		60.04	40,585
ROOMS	10		1.00	FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	1,704	2010	271.01	461,808
BEDROOMS	4		1.00	INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	361		53.76	19,407
BATHROOMS	2		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	G	OPA	N	OPEN PORCH	40		72.10	2,884
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		10,193.40	10,193
TOT FIXTURES	6		\$6,989												
# UNITS	1		1.00												

TOTAL RCN	1,091,681	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	2010 / 12	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$960,700	