

Key: 11229

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.677

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FRANCIS DAVID L JR 82 PHEASANT HILL DR SCITUATE, MA 02066				31-1-5-G				82 PHEASANT HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANCIS DAVID L JR				06/15/2022	F	100	56923-1				
FRANCIS DAVID L & LINDA J				03/28/2014	QS	895,000	44184-292				
TANSEY PAUL G				03/31/2010	F	-100	38377-332				

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	%
16-359	07/15/2016	3	ALTERATIONS	40,000	07/11/2017	SJ	100	100
		6	CYCL GROWTH		04/27/2011		100	100
		7	OTHERS		05/04/2006	SJ	100	100
		5	SPLIT/SUB/LA		04/06/2005	SJ	100	100
		7	OTHERS				100	100

DE  
TA  
CH  
ED

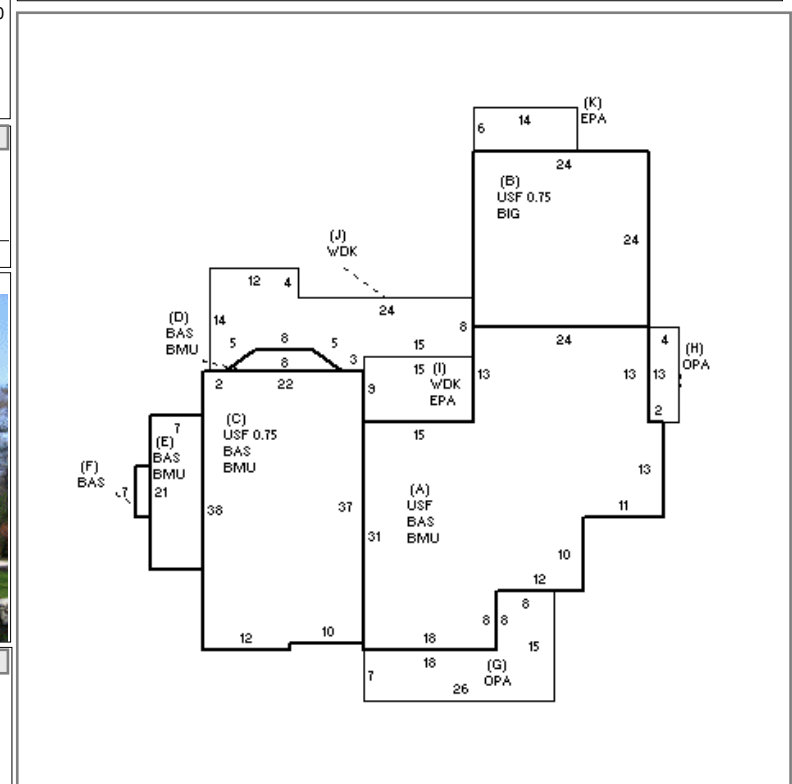
TOTAL	1.760 Acres	ZONING	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	INFL.3 = RTE 3A SEE MAP		LAND	326,600	297,100
Inf1	FACTOR 100		BUILDING	1,234,800	1,075,100		
Inf2	PHY 100		DETACHED	27,900	26,600		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,589,300</b>	<b>1,398,800</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	+	1.10	10 0.90 38 X 22	2016	836	37.13	27,900



BLDG COMMENTS

MLS



B  
U  
I  
L  
D  
I  
N  
G

BUILDING	CD	ADJ	DESC	MEASURE	5/5/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2015	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/30/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,452,728		
NET AREA	4,653	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,298		55.34	127,182	CONDITION ELEM	CD		
\$NLA(RCN)	\$312	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,341	2007	238.92	559,318	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	576		62.09	35,764	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,312	2007	262.73	607,426	KITCHEN	A		
				FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	298		72.10	21,486	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	+	EPA	N	ENCLOSED PORCH	219		126.28	27,656	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	477		53.76	25,644	ELECT	A		
				FUEL SOURCE	1	OIL	1.00		FPL	O	FIREPLACE	1		10,938.20	10,938				
									GFP	O	GAS FIREPLACE	3		7,778.87	23,337				
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	2007 / 15
				STORIES	2	1.00												COND	15 15%
				ROOMS	11	1.00												FUNC	0
				BEDROOMS	4	1.00												ECON	0
				BATHROOMS	3	1.00												DEPR	15 % GD 85
				# 1/2 BATHS	1	1.00												RCNLD	\$1,234,800
				TOT FIXTURES	12	\$13,978													
				# UNITS	1	1.00													