Key: 1144

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.093

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TORREY PATRICIA 4 BLUEBERRY LANE SCITUATE, MA 02066	26-2-26-0	4 BLUEBERRY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TORREY PATRICIA	06/01/1989	QS		9171-325
GUILFOY MARY R & TORREY P	07/12/1983	XX		5399-256
GUILFOY MARY R	01/01/1971	XX		3572-406

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

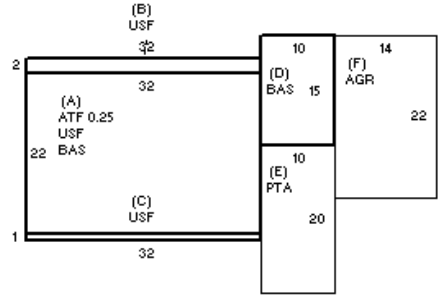
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,345	SC 1.00	100 1.00	100 1.00	396,000	1.84	100 1.00	R03 0.90			340,410

TOTAL	20,345 SF	ZONING		FRNT	162
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,400	326,700
BUILDING	161,600	157,200
DETACHED	0	0
OTHER	0	0
TOTAL	**502,000**	**483,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/06/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/9/2010	PL
LIST	8/9/2010	EST
REVIEW	3/15/2011	KT

YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	1,830	DETAIL ADJ	0.969
$NLA(RCN)	$201	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,876
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	854	1947	198.55	169,558
A	ATF	L	ATTIC FINISH	176	1947	128.28	22,578
+	USF	L	UPPER STORY FIN	800	1947	180.56	144,445
E	PTA	N	PATIO	200		14.90	2,980
F	AGR	N	ATT GARAGE	308		50.98	15,702
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	367,378
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$161,600