

Key: 11717

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.841

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CURRENT OWNER				PARCEL ID				LOCATION			
COYNE DANIEL R & REBECCA D 12 NORTHEY FARM RD SCITUATE, MA 02066				52-2-16-I				12 NORTHEY FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COYNE DANIEL R & REBECCA				10/16/2003	QS	815,000	26809-200				
MCLAUGHLIN EDWARD TRUSTEE				12/14/2001	P	175,000	21131-227				
TEDESCHI JOHN				11/09/2001	G2	500,000	20876-20				

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	%
20-706	10/23/2020	7	OTHERS		08/08/2022	JD	100	100
		3	ALTERATIONS	32,000	08/11/2021	JD	100	100
		1	NEW CONST				100	100

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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	616,000	1.00	100	1.00	R06	1.40	565,660
300	A	1.092	WS 1.00	100	1.00	27,720	1.00	100	1.00	R06	1.40	30,270

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TOTAL	2.010 Acres		ZONING	FRNT	282	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	.REMOVED INFL3 (FY12)		LAND	595,900	465,700
Inf1	FACTOR 100			BUILDING	1,122,700	978,000		
Inf2	PHY 100			DETACHED	4,100	3,900		
				OTHER	0	0		
				<b>TOTAL</b>	<b>1,722,700</b>	<b>1,447,600</b>		

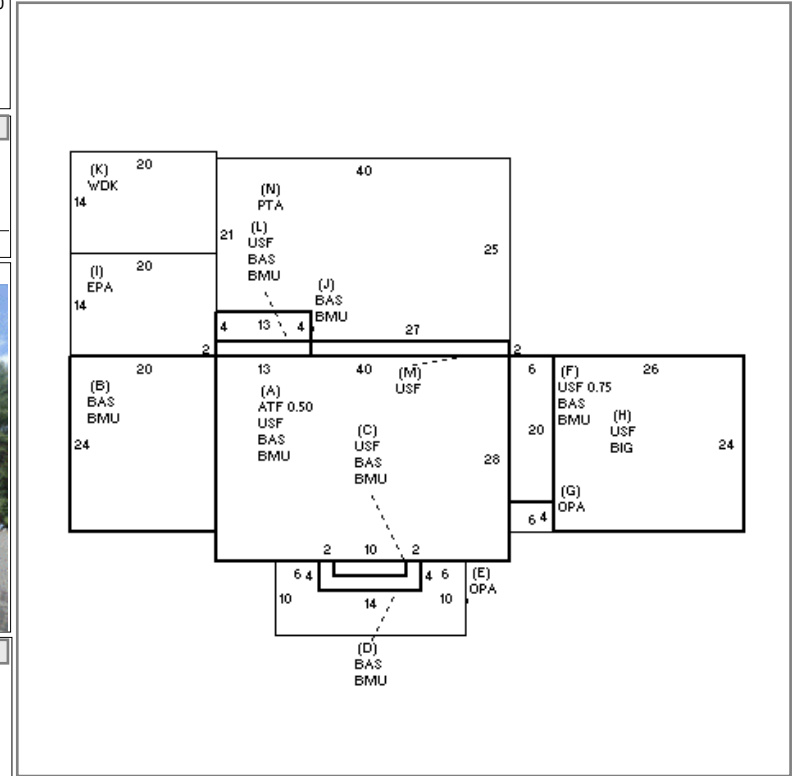
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
HTB	A	1.00	20 0.80		1	5,181.80	4,100	08/08/2022



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	8/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/8/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/11/2021	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,320,823	
NET AREA	4,348	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,854		57.35	106,324	CONDITION ELEM	CD	
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,854	2003	266.80	494,654	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	560	2003	172.39	96,536	INTERIOR	A	
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	228		72.10	16,439	KITCHEN	G	
				FLOOR COVER	13	COMB	1.00	H	BIG	N	BUILT-IN GARAGE	624		61.59	38,430	BATHS	G	
				INT FINISH	2	DRYWALL	1.00	I	EPA	N	ENCLOSED PORCH	280		126.28	35,358	HEAT	A	
				HEATING/COOLING	11	HW/COOL AIR	1.04	K	WDK	N	WOOD DECK	280		53.76	15,053	ELECT	A	
				FUEL SOURCE	1	OIL	1.00	+	USF	L	UPPER STORY FIN	1,934	2003	242.63	469,245			
									N	PTA	N	PATIO	948		20.86	19,775		
									F11	O	FPL 1S 10P	1		10,193.40	10,193			
																EFF.YR/AGE	2007 / 15	
																COND	15 15%	
																FUNC	0	
																ECON	0	
																DEPR	15 % GD 85	
																RCNLD	\$1,122,700	