

Key: 11742

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.854

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BOUDREAU MATTHEW J & MEGHAN K 10 PINEVIEW CIR SCITUATE, MA 02066				36-4-13-0				10 PINEVIEW CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOUDREAU MATTHEW J & MEGHAN				11/07/2017	QS	760,000	49150-144				
BALDINO CRAIG &				06/30/2015	QS	725,000	45743-68				
TRIPP MICHAEL B & APRIL S				01/26/2006	F	-100	32120-347				


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	%
06-006	01/03/2006	1	NEW CONST	310,000	09/06/2006	SJ	100	100
06-006	01/03/2006	1	NEW CONST	310,000	07/10/2007	SJ	100	100

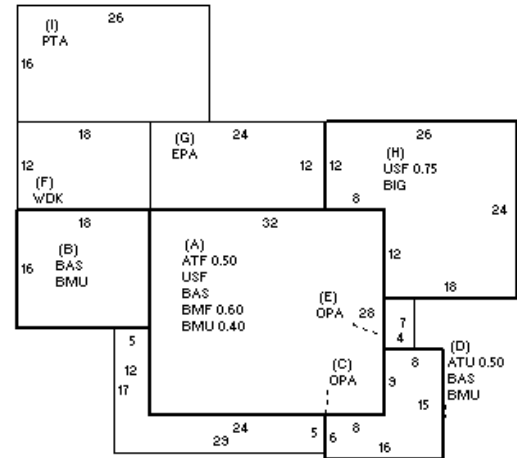
LAND

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	0.432	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	8,550

DETACHED

TOTAL	1.350 Acres	ZONING	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE	LAND	412,600	375,500		
Inf1	FACTOR 100		BUILDING	654,500	612,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,067,100	988,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/22/2008
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/16/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/16/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/28/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
 FY12 QUALITY CHANGE FROM VG TO AVG+ PER FIELD REVIEW.  
 FY 17... ATTIC FIN. PER MLS

G

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	779,150
NET AREA	3,092	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	814		48.02	39,091		
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	538		67.41	36,269		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,352	2006	213.52	288,679		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,292	2006	194.17	250,872		
				FLOOR COVER	13	COMB	1.00	A	ATF	L	ATTIC FINISH	448	2006	137.96	61,805		
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	233		56.65	13,200		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	D	ATU	N	ATTIC UNF	84		40.70	3,419		
				FUEL SOURCE	1	OIL	1.00	F	WDK	N	WOOD DECK	216		42.24	9,123		
								G	EPA	N	ENCLOSED PORCH	288		99.22	28,576		
								H	BIG	N	BUILT-IN GARAGE	528		49.32	26,039		
								I	PTA	N	PATIO	416		16.39	6,818		
									F11	O	FPL 1S 10P	1		8,009.10	8,009		

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		2006 / 16
COND	16 16 %	
FUNC	0	
ECON	0	
DEPR	16 % GD	84
RCNLD		\$654,500