

Key: 1202

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.150

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| BOUGHAN JOSEPH & ALEXANDRA<br>560 COUNTRY WAY<br>SCITUATE, MA 02066 |  |  |  | 26-3-6-B   |    |            |              | 560 COUNTRY WAY |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| BOUGHAN JOSEPH & ALEXANDR   |  |  |  | 06/14/2022 | O  | 590,000    | 56918-96     |                 |  |  |  |
| GEEZIL ELEANOR M  |  |  |  | 11/25/1998 | A  | 47,500     | 16859-205    |                 |  |  |  |
| GEEZIL E M & WOLUSKY E M  |  |  |  | 01/01/1978 | XX |            | 4239-41      |                 |  |  |  |

| 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    | %   |
| 22-0755 | 07/13/2022 | 3             | ALTERATIONS | 130,980 | 11/28/2022 | JD | 100    | 50  |
| 22-0755 | 07/13/2022 | 3             | ALTERATIONS | 130,980 | 08/30/2023 | JD | 80     | 80  |
| 07-378  | 07/13/2007 | 2             | ADDITIONS   | 5,000   | 06/17/2008 | SJ | 100    | 100 |
|         |            | 6             | CYCL GROWTH |         |            |    | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 24,500   | SC  | 1.00 | 100  | 1.00     | 100 | 1.00 | R02 | 0.90 |            | 345,690   |

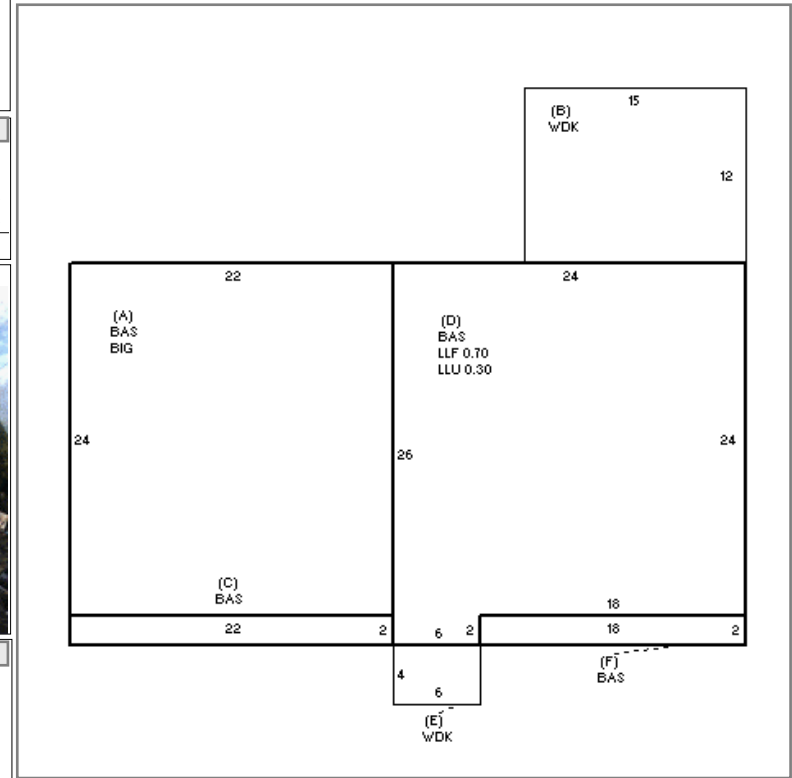
| TOTAL | 24,500 SF  | ZONING | NO . . . .   | FRNT           | 103            | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh   | SCITUATE   | NOTE   | LAND         | 345,700        | 331,700        |          |         |          |
| Inf1  | FACTOR 100 |        | BUILDING     | 277,600        | 199,400        |          |         |          |
| Inf2  | PHY 100    |        | DETACHED     | 900            | 300            |          |         |          |
|       |            |        | OTHER        | 0              | 0              |          |         |          |
|       |            |        | <b>TOTAL</b> | <b>624,200</b> | <b>531,400</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70 10X8 |    | 80    | 15.97     | 900   |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 11/28/2022 | JD  |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 11/28/2022 | EST |
| STYLE    | 2  | 1.00 | RAISED RANCH [100%] | REVIEW  | 9/19/2022  | JD  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |     |

| BLDG COMMENTS | MLS |
|---------------|-----|
|---------------|-----|



| YEAR BLT   | 1968  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 1,608 | DETAIL ADJ | 1.020 |
| \$NLA(RCN) | \$233 | OVERALL    | 1.000 |

| ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T         | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----------------|----|----------------|------|-----|-----|-----------|-----------------|-------|------|-----------|---------|
| FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BIG | N         | BUILT-IN GARAGE | 528   |      | 44.40     | 23,442  |
| EXT COVER       | 4  | VINYL          | 1.00 | +   | WDK | N         | WOOD DECK       | 204   |      | 38.40     | 7,834   |
| ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | BAS | L         | BASE AREA       | 1,196 | 1968 | 210.07    | 251,244 |
| ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | D   | LLU | N         | LOWER LEVEL UNF | 176   |      | 60.99     | 10,734  |
| FLOOR COVER     | 24 | COMB           | 1.00 | D   | LLF | L         | LOWER LEVEL FIN | 412   | 1968 | 144.90    | 59,698  |
| INT FINISH      | 1  | PLASTER        | 1.00 | F12 | O   | FPL       | 1S 2OP          | 1     |      | 10,347.00 | 10,347  |
| HEATING/COOLING | 2  | HOT WATER      | 1.02 | FPL | O   | FIREPLACE |                 | 1     |      | 7,813.00  | 7,813   |
| FUEL SOURCE     | 1  | OIL            | 1.00 |     |     |           |                 |       |      |           |         |

| TOTAL RCN      | 375,192    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | G          |
| KITCHEN        | A          |
| BATHS          | G          |
| HEAT           | U          |
| ELECT          | U          |
| EFF.YR/AGE     | 2000 / 22  |
| COND           | 20 20 %    |
| FUNC           | 5 uc       |
| ECON           | 0          |
| DEPR           | 26 % GD 74 |
| RCNLD          | \$277,600  |