

Key: 1228

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.175

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ROBINSON ADAM ROBERT & NICOLE 129 PINE ST NORWELL, MA 02061				48-2-54-0				88 COUNTRY WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROBINSON ADAM ROBERT & GARDNER JOHN L III				10/06/2017	QS	520,000	(125888)					
ERNEST RICHARD & MARION				05/30/2001	QS	360,000	(99308)					
				01/01/1963	QS		31958-					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-194	05/18/2009	3	ALTERATIONS	5,500	08/06/2009	SJ	100	100
07-685	11/19/2007	3	ALTERATIONS	3,000	07/23/2008	SJ	100	100
07-685	11/19/2007	3	ALTERATIONS	3,000	08/06/2009	SJ	100	100
95-370	06/28/1995	2	ADDITIONS				100	100
94-275	06/22/1994	3	ALTERATIONS				100	100

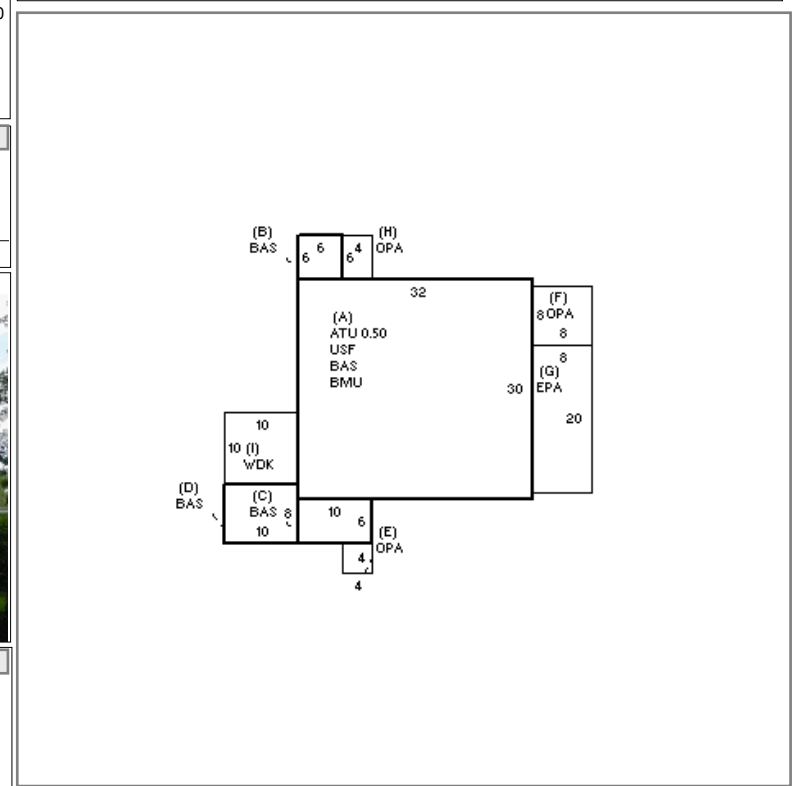
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	0.392	SC 1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	6,990

TOTAL	1.310 Acres	ZONING	...REMOVED INFL3 (FY12)	FRNT	338	ASSESSED	LAND 370,600	CURRENT	356,000	PREVIOUS	354,700
Ngh	SCITUATE	NOTE	LAND BUILDING DETACHED OTHER	370,600	356,000	354,700					
Infl1	FACTOR 100		600	500							
Infl2	PHY 100		0	0							
TOTAL			769,700	711,200							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1994	500	1.10	600



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	7	1.20	CONVENTIONAL [100%]		
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		3/16/2011 KT

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	603,724
NET AREA	2,096	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	960		47.70	45,791	CONDITION ELEM	CD
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	960	1900	226.80	217,729	EXTERIOR	F
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	480	37.00	17,760	INTERIOR	A
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,136	1900	249.40	283,316	KITCHEN	A	
ROOMS	12	1.00	FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	104		51.50	5,356	BATHS	A	
BEDROOMS	5	1.00	INT FINISH	99	N/A	1.00	G	EPA	N	ENCLOSED PORCH	160		90.20	14,432	HEAT	U	
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	I	WDK	N	WOOD DECK	100		38.40	3,840	ELECT	A	
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00		KIT	O	XTRA KITCHEN	1		6,514.00	6,514			
TOT FIXTURES	9	\$8,986															
# UNITS	2	1.02															

EFF.YR/AGE	1970 / 52
COND	34 34%
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$398,500