

Key: 1235

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.181

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LAND

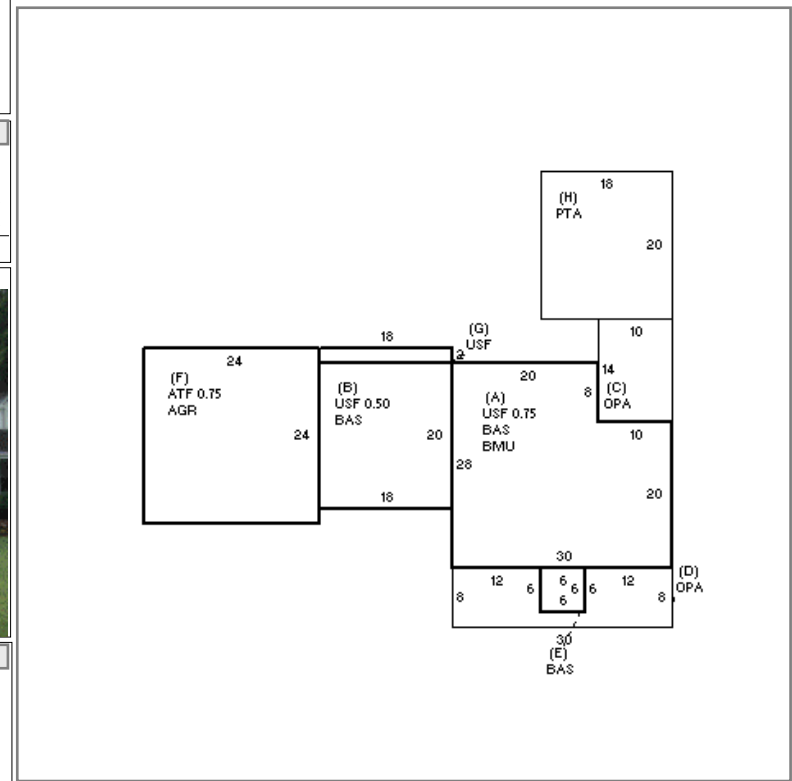
CURRENT OWNER				PARCEL ID				LOCATION				
VIRTUE JORDAN 89 COUNTRY WAY SCITUATE, MA 02066				48-1-18-0				89 COUNTRY WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
VIRTUE JORDAN				03/31/2017	O	421,050	48260-199					
BOYLE CHRISTOPHER P				10/15/2004	QS	539,900	29259-135					
HUREAU ROBERT P & BETHAN				06/30/1998	QS	270,000	16355-203					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,700	SC	1.00	1.00	396,000	1.66	100	1.00	R02	0.90	343,430

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	%
20-554	09/03/2020	3	ALTERATIONS	20,000	08/09/2021	JD	100	100
		7	OTHERS		08/19/2019	JD	100	90
18-101	02/26/2018	3	ALTERATIONS	42,211	07/07/2018	JD	100	95
18-101	02/26/2018	3	ALTERATIONS	42,211	08/19/2019	JD	100	100
		6	CYCL GROWTH		02/18/2004	PJB	100	100

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TOTAL	22,700 SF	ZONING	FRNT	160	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	343,400	329,600
Inf1	FACTOR 100		BUILDING	510,800	454,300		
Inf2	PHY 100		DETACHED	2,600	2,600		
			OTHER	0	0		
					TOTAL	856,800	786,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	15 X 14	210	12.17	1,500
OPA	A	1.00	40 0.60	SHED'S OPA 4	60	30.96	1,100



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BUILDING	CD	ADJ	DESC	MEASURE	7/22/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	8/9/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	638,466		
NET AREA	2,374	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	760		56.54	42,974	CONDITION ELEM	CD		
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,156	1900	246.17	284,574	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	344		56.65	19,488	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	F	AGR	N	ATT GARAGE	576		46.91	27,019	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	F	ATF	L	ATTIC FINISH	432	1900	159.05	68,712	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	786	1900	223.87	175,959	BATHS	G		
				HEATING/COOLING	11	HW/COOL AIR	1.04	H	PTA	N	PATIO	360		16.39	5,900	HEAT	U		
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		6,111.60	6,112	ELECT	A		
								ODS	O	O	OUT DOOR SHOWER	1		1,688.50	1,689				
																		EFF.YR/AGE	2002 / 20
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$510,800