

Key: 1242

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.188

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARVEN KATHRYN M & MICHAEL A 8 BOULDER LN SCITUATE, MA 02066				26-6-6-0				8 BOULDER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARVEN KATHRYN M & MICHAEL COCHRAN, PHYLLIS, RHINEHA				01/27/2020	QS	565,000	52268-152				
BUDD CHARLES JR & FRANCES				10/05/2018	F	100	50378-58				
				01/01/1973	QS		3845-223				

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	%	

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	20,160	NS	1.00	100	1.00	1.00	440,000	1.86	100	1.00	R04	1.00	377,970

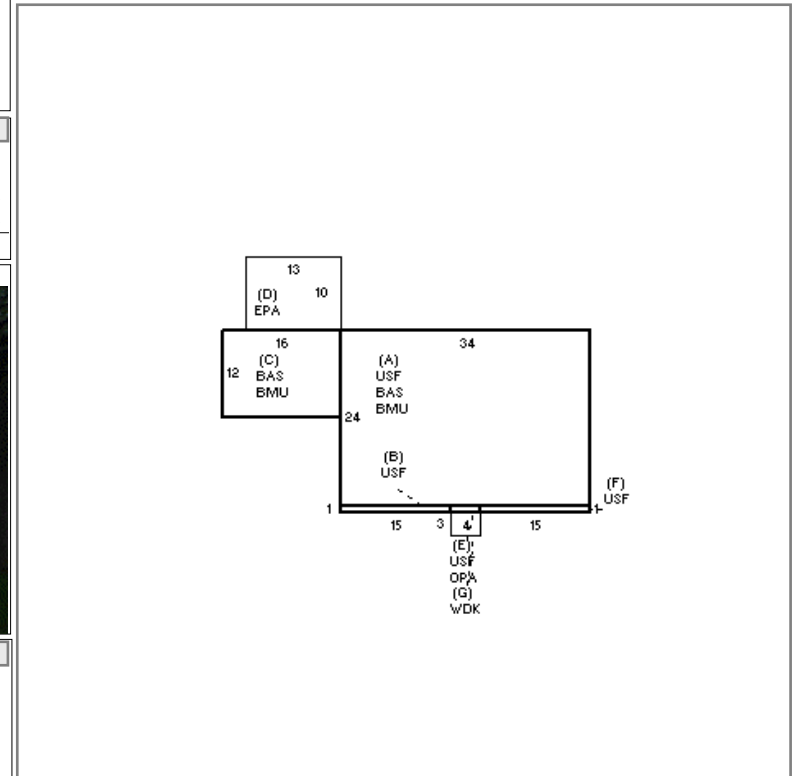
TOTAL	20,160 SF	ZONING	NO. SCITUATE	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE		LAND		378,000	343,600	
Infl1	FACTOR 100		BUILDING	333,400	313,300			
Infl2	PHY 100		DETACHED	900	900			
			OTHER	0	0			
				TOTAL		712,300	657,800	

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



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/12/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/16/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,858	DETAIL ADJ	1.020
\$NLA(RCN)	\$239	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,080	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,008		47.03	47,402
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,008	1972	208.35	210,017
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	850	1972	189.47	161,052
ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	130		90.20	11,726
FLOOR COVER	24	COMB	1.00	E	OPA	N	OPEN PORCH	4		51.50	206
INT FINISH	2	DRYWALL	1.00	G	WDK	N	WOOD DECK	12		38.42	461
HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239
FUEL SOURCE	1	OIL	1.00	ODS	O	O	OUT DOOR SHOWER	1		1,369.00	1,369

TOTAL RCN	444,552
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1988 / 34
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$333,400