Key: 129

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 113

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ZORJ HOLDING LLC **167 TACK FACTORY POND DRIVE** **SCITUATE, MA 02066**	**12-5-12-0**	**754 COUNTRY WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ZORJ HOLDING LLC	06/16/2021	QS	660,000	55157-237
WALL JAMES D & BROWNE MIR	12/15/1988	QS	190,000	8885-289
MILES MARGARET B	01/01/1941	XX		1912-210

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	**57**	**MULTI-USE COM**		**1**	**1 of 1**

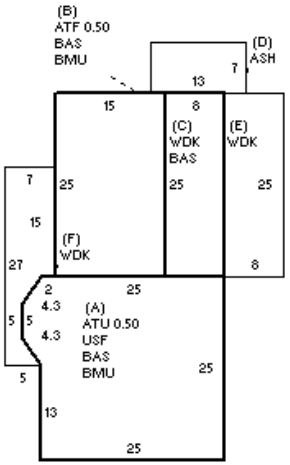
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-732	09/26/2019	3	ALTERATIONS	15,000	02/25/2020	JD	100	100
		2	ADDITIONS	7,000	09/01/2005	JH	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	38,115	C04 1.00	100 1.00	100 1.00	341,615	1.09	100 1.00	C04 0.85			326,380

TOTAL	38,115 SF	ZONING		FRNT	245
Ngh	4	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	326,400	312,300
BUILDING	373,100	332,000
DETACHED	5,100	4,800
OTHER	0	0
TOTAL	**704,600**	**649,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	50 0.50			3,000	3.40	5,100

PHOTO 02/25/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/25/2020	JD
LIST	2/25/2020	EST
REVIEW	3/2/2022	JD

BLDG COMMENTS

JAMES A WALL DMD
APT-2ND
MLS

YEAR BLT	1870	SIZE ADJ	1.000
NET AREA	2,055	DETAIL ADJ	1.272
$NLA(RCN)	$284	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	8	$8,141
# UNITS	2	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,021		46.86	47,841
A	USF	L	UPPER STORY FIN	646	1870	231.89	149,804
A	ATU	N	ATTIC UNF	323		37.00	11,951
B	ATF	L	ATTIC FINISH	188	1870	164.76	30,974
+	BAS	L	BASE AREA	1,221	1870	255.00	311,354
D	ASH	N	ATT SHED	91		22.35	2,034
+	WDK	N	WOOD DECK	544		38.40	20,890

TOTAL RCN	582,989

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD			$373,100