

Key: 1333

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.279

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION							
BORDEN JAMES P & MARGUERITE M TRS PO BOX 557 COHASSET, MA 02025										4-1-5-0				160 INDIAN TRL							
										TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
										BORDEN JAMES P & GREEN TERRY A JR & DOROTHY				01/23/2018	F	100	49427-258				
GREEN TERRY A & DOROTHY				09/29/2017	A	1,599,000	48994-120														
04/30/2014				QS		865,000	44269-315														

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	%
14-511	08/18/2014	3	ALTERATIONS	410,000	06/22/2015	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	792,000	1.00	100	1.00	RV1	1.80	727,270
300	A	0.272	NS 1.00	100	1.00	35,640	1.00	100	1.00	RV1	1.80	9,690

DETACHED

TOTAL	1.190 Acres		ZONING	FRNT	354	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		N O T E	IN M3. . .		LAND	737,000	670,500
Infl1	FACTOR 100			BUILDING	1,226,600	1,075,800		
Infl2	PHY 100			DETACHED	14,000	13,300		
				OTHER	0	0		
				TOTAL	1,977,600	1,759,600		

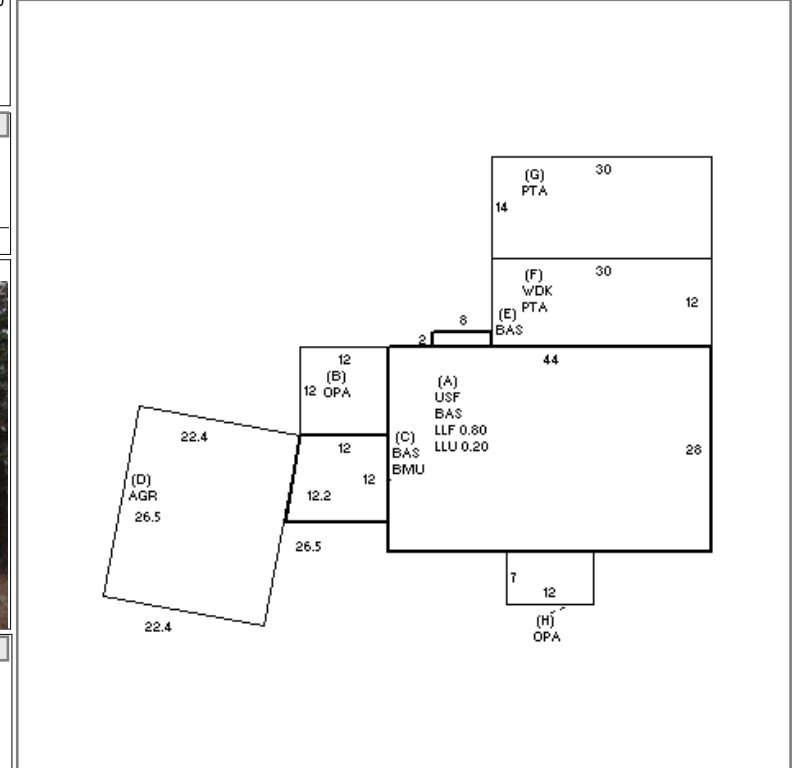
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00 30 0.70	VINYL STEEL		600	33.24	14,000

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2015	SJ
MODEL	1		RESIDENTIAL	LIST	6/22/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/17/2011	KT
QUALITY	E	1.80	EXCELLENT [100%]	OTHER FIX=SINK		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,318,941
NET AREA	3,622	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	246		99.79	24,548	CONDITION ELEM	CD
\$NLA(RCN)	\$364	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	986	1967	237.08	233,757	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,232	1967	312.57	385,085	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	228		92.70	21,136	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	C	BMU	N	BSMT UNFINISHED	156		113.67	17,732	BATHS	V
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	592		76.28	45,160	HEAT	U
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	1,404	1967	343.71	482,571	ELECT	U
				FUEL SOURCE	1	OIL	1.00	+	PTA	N	PATIO	780		26.82	20,920		
								F	WDK	N	WOOD DECK	360		69.12	24,883		
								F24	O	FPL 2S 4OP	1		33,453.00	33,453			
								KIT	O	XTRA KITCHEN	1		11,725.20	11,725			

BUILDING

G



CAPACITY	UNITS	ADJ	EFF.YR/AGE	2015 / 7
STORIES	2	1.00	COND	7 7 %
ROOMS	10	1.00	FUNC	0
BEDROOMS	4	1.00	ECON	0
BATHROOMS	3	1.00	DEPR	7 % GD 93
# 1/2 BATHS	1	1.00		
TOT FIXTURES	12	\$17,971		
# UNITS	1	1.00		

RCNLD \$1,226,600