

Key: 1334

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.280

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| TOUHEY MARK C & LONISE M<br>154 INDIAN TRL<br>SCITUATE, MA 02066 |  |  |  | 4-1-6-A    |    |            |              | 154 INDIAN TRL |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| TOUHEY MARK C & LONISE M   |  |  |  | 07/25/2018 | F  | 100        | 50084-47     |                |  |  |  |
| TOUHEY MARK C  |  |  |  | 07/26/2013 | QS | 770,000    | 43402-259    |                |  |  |  |
| BRYANT PATRICIA A  |  |  |  | 03/16/1994 | QS |            | 12733-156    |                |  |  |  |

| 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    | %   |
| 15-465 | 07/27/2015 | 3             | ALTERATIONS | 185,000 | 06/07/2016 | SJ | 100    | 100 |
|        |            | 7             | OTHERS      |         |            |    | 100    | 100 |

LAND

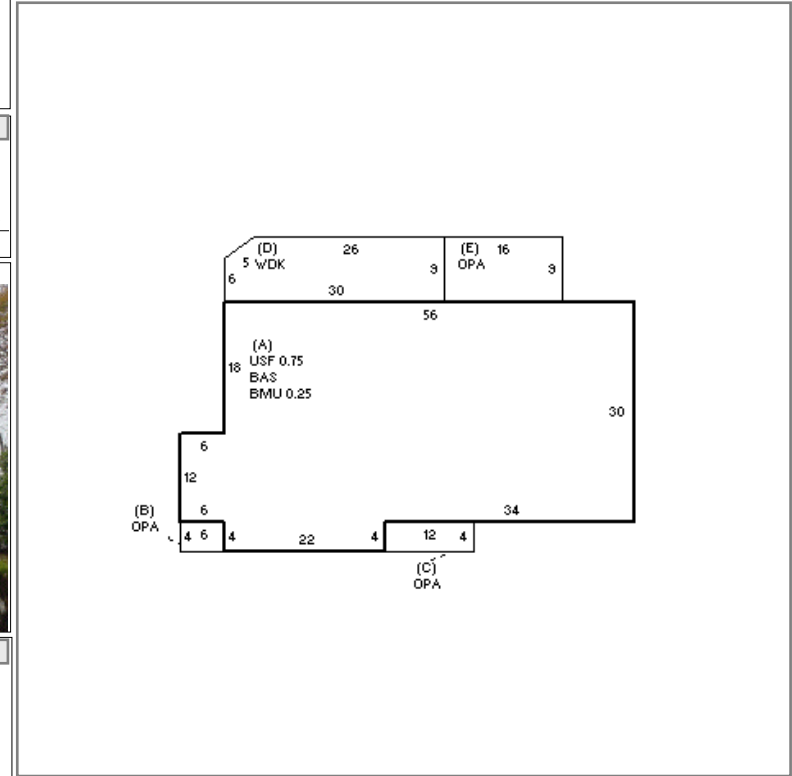
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC       | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|----------|------------|-----------|
| 100 | S | 29,800   | NS 1.00 | 100  | 1.00 | 792,000  | 1.30 | 100  | 1.00 | RV1 1.80 |            | 704,090   |

| TOTAL | 29,800 SF    | ZONING            | FRNT         | 273     | ASSESSED         | CURRENT          | PREVIOUS |
|-------|--------------|-------------------|--------------|---------|------------------|------------------|----------|
| Ngh   | NO. SCITUATE | NOTE<br>IN M3.... |              |         | LAND             | 704,100          | 640,100  |
| Inf1  | FACTOR 100   |                   | BUILDING     | 656,000 | 583,700          |                  |          |
| Inf2  | PHY 100      |                   | DETACHED     | 45,000  | 42,600           |                  |          |
|       |              |                   | OTHER        | 0       | 0                |                  |          |
|       |              |                   | <b>TOTAL</b> |         | <b>1,405,100</b> | <b>1,266,400</b> |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE             | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------------------|------|-------|-----------|--------|
| GFL | A    | 1.00 | 20 0.80 QTRS 1/2SFIN | 1972 | 528   | 86.65     | 36,600 |
| S/V | A    | 1.00 | 20 0.80 VINYL STEEL  | 1974 | 9,600 | 1.10      | 8,400  |

PHOTO 11/11/2003



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE        | 4/13/2011 | SJ  |
|----------|----|------|---------------------|----------------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST           | 4/13/2001 | EST |
| STYLE    | 8  | 0.90 | CONTEMPORARY [100%] | REVIEW         | 3/17/2011 | KT  |
| QUALITY  | G  | 1.20 | GOOD [100%]         | OTHER FIX=SINK |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |                |           |     |

| YEAR BLT   | 1971  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 720,881 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 3,220 | DETAIL ADJ | 0.917 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 460   |      | 75.58     | 34,766  |           |         |
| \$NLA(RCN) | \$224 | OVERALL    | 1.000 | EXT COVER       | 7  | STUCCO         | 0.98 | A | BAS | L | BASE AREA       | 1,840 | 1971 | 206.22    | 379,438 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 1,380 | 1971 | 187.53    | 258,793 |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | OPA | N | OPEN PORCH      | 216   |      | 61.80     | 13,349  |           |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | D | WDK | N | WOOD DECK       | 264   |      | 46.08     | 12,166  |           |         |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   | F22 | O | FPL 2S 2OP      | 1     |      | 13,566.00 | 13,566  |           |         |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |           |         |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       | G  |
| INTERIOR       | V  |
| KITCHEN        | V  |
| BATHS          | V  |
| HEAT           | U  |
| ELECT          | U  |

| EFF.YR/AGE | 2013 / 9  |
|------------|-----------|
| COND       | 9 9 %     |
| FUNC       | 0         |
| ECON       | 0         |
| DEPR       | 9 % GD 91 |
| RCNLD      | \$656,000 |