

Key: 1352

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.299

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
MORIN PETER B & ELIZABETH R 41 BORDER ST SCITUATE, MA 02066				6-2-2-0				41 BORDER ST					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				MORIN PETER B & ELIZABETH				09/16/2011	F	1 40325-164			
MORIN ELIZABETH R TR				02/01/2007	F	1 34064-220							
MORIN PETER B & ELIZABETH				08/14/1995	QS	300,500	13757-28						

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 %
15-213	04/27/2015	7	OTHERS	20,000	06/23/2015	SJ	100 100
13-277	05/10/2013	7	OTHERS	7,298	07/10/2014	MR	100 100
13-277	05/10/2013	3	ALTERATIONS	7,298	07/10/2014	MR	100 100
06-482	08/11/2006	2	ADDITIONS	50,000	05/14/2007	SJ	100 100
89-171	04/01/1989	4	DEMO	16,000			100 100

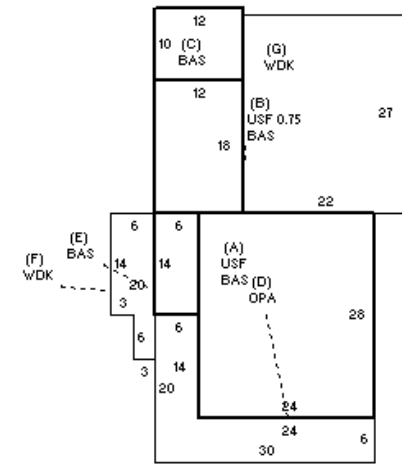
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	880,000	1.00	100	1.00	RV3	2.00	808,080
300	A	0.142	NS 1.00	100	1.00	39,600	1.00	100	1.00	RV3	2.00	5,620

DETACHED

TOTAL	1.060 Acres		ZONING	FRNT	202	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	813,700	740,000
Inf1	FACTOR 100			LAND	222,600	208,000		
Inf2	PHY 100			DETACHED	44,600	42,400		
				OTHER	0	0		
				TOTAL	1,080,900	990,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
GFL	A	1.00	20 0.80 QTRS 1/2SFIN	1989	672	81.54	43,800	11/12/2003
S/V	A	1.00	SV 1.00 SHED		700	1.10	800	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2013	SJ
MODEL	1		RESIDENTIAL	LIST	6/13/2013	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/16/2014	TD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,926	DETAIL ADJ	1.224
\$NLA(RCN)	\$289	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,008	1900	273.32	275,506
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	834	1900	248.56	207,295
ROOF SHAPE	2	HIP	1.00	D	OPA	N	OPEN PORCH	264		56.65	14,956
ROOF COVER	1	ASPH SHINGLES	1.00	E	BAS	L	BASE AREA	84	2006	273.32	22,959
FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	696		42.24	29,399
INT FINISH	99	N/A	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	556,577
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1954 / 68
COND	60 60 %
FUNC	0
ECON	0
DEPR	60 % GD 40
RCNLD	\$222,600