

Key: 1353

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.300

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION					
SPELMAN JAMES H & MALONEY LYNNE A 49 BORDER STREET SCITUATE, MA 02066				6-2-3-0				49 BORDER ST					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				SPELMAN JAMES H & JAGGARD ALLEN C				07/15/1982	QS	118,000	5176-233		
JAGGARD ALLEN C AND DONNA				10/22/1981	QS	15,000	5069-496						
				01/01/1977	QS	60,000	4131-749						

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	%
22-1301	12/14/2022	3	ALTERATIONS	29,000	06/28/2023	JD	100	100
92-543	06/01/1992	3	ALTERATIONS	10,000			100	100

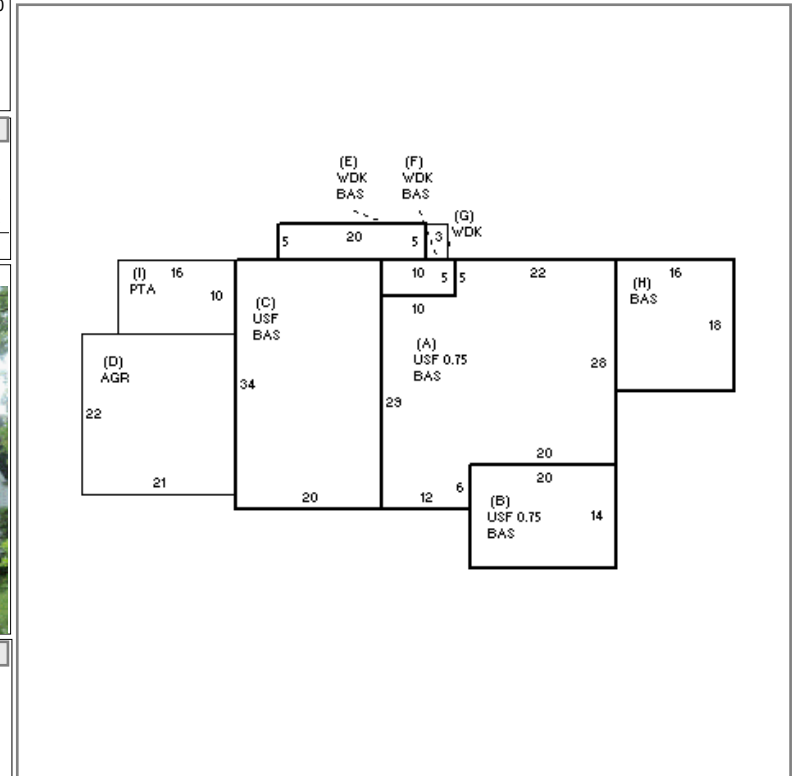
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	880,000	1.00	100	1.00	RV3	2.00	808,080
300	A	1.682	NS 1.00	100	1.00	23,760	1.00	60	0.60	RV3	2.00	39,960

TOTAL	2.600 Acres	ZONING	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E	INFL3- TOPO/SHAPE/WET		LAND	848,000	773,000
Inf1	FACTOR 100		BUILDING	691,400	683,800		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,539,600</b>	<b>1,457,000</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/28/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/17/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,080,245		
NET AREA	3,895	DETAIL ADJ	1.236	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	2,316	1932	272.01	629,982	CONDITION ELEM	CD		
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,579	1932	247.37	390,592	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	462		54.03	24,962	INTERIOR	A		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	WOOD DECK	165		46.08	7,603	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	I	PTA	N	PATIO	160		17.88	2,861	BATHS	A		
				INT FINISH	1	PLASTER	1.00		F22	O	FPL 2S 2OP	1		13,566.00	13,566	BATHS	A		
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$691,400