

Key: 1359

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.307

LEGAL

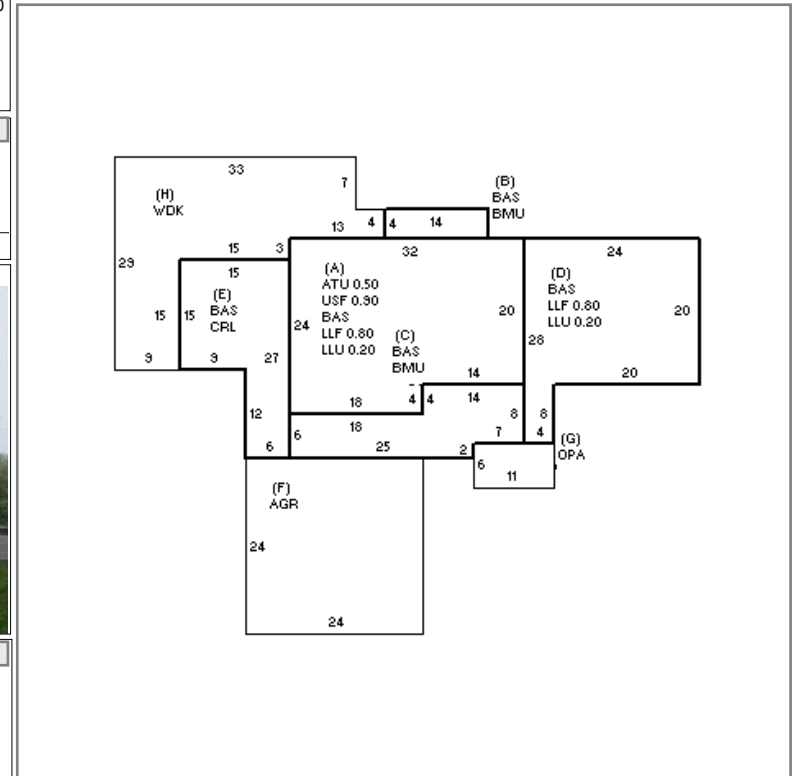
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
THOMAS KEVIN M & TRACEY ECHLIN 87 BORDER ST SCITUATE, MA 02066				6-2-8-0				87 BORDER ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
THOMAS KEVIN M & TRACEY E				06/10/2020	QS	1,500,000	52889-90					
SMITH WILLIAM P JR & MAUR				08/13/2008	F	10	36269-306					
SMITH WILLIAM P JR & MAUR				11/02/2006	QS	1,100,000	33622-81					
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	1,232,000	1.00	100	1.00	RF3	2.80	1,131,310
300	A	3,422	NS 1.00	100	1.00	16,632	1.00	30	0.30	RF3	2.80	56,910

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	%
22-1061	10/12/2022	3	ALTERATIONS	20,000	05/16/2023	NC	100	100
96-48	02/12/1996	7	OTHERS	180,000	09/23/2020	JD	100	100
		1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

TOTAL	4.340 Acres	ZONING	FRNT	358	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	1,188,200	1,083,100
Inf1	FACTOR 100				BUILDING	699,200	645,400
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	1,887,400	1,728,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	9/7/2021	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	MR
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

DETACHED

BUILDING

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	852,712			
NET AREA	3,431	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	245		67.55	16,549	CONDITION ELEM	CD			
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	LLF	L	LOWER LEVEL FIN	979	1997	160.49	157,116	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,811	1997	232.67	421,370	INTERIOR	G			
				ROOF COVER	2	WOOD SHINGLES	1.01	A	USF	L	UPPER STORY FIN	641	1997	211.59	135,630	KITCHEN	G			
				FLOOR COVER	24	COMB	1.00	A	ATU	N	ATTIC UNF	356		44.40	15,806	BATHS	A			
				INT FINISH	1	PLASTER	1.00	+	BMU	N	BSMT UNFINISHED	290		67.95	19,705	HEAT	A			
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	CRL	N	BSMT CRAWL	297		15.17	4,506	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	F	AGR	N	ATT GARAGE	576		51.17	29,476					
																	EFF.YR/AGE	2004 / 18		
																	COND	17 17 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	18	% GD	82
																	RCNLD	\$699,200		