Key: 1429

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,376

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HUNTINGTON MICHAEL TR 8 METACOMETT RD SCITUATE, MA 02066	48-3-28-0	8 METACOMETT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HUNTINGTON MICHAEL TR	05/29/2018	F	1	49847-56
HUNTINGTON MICHAEL	04/07/2015	F	1	45410-274
HUNTINGTON MICHAEL & CARO	06/19/1991	QS	220,000	10335-301

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

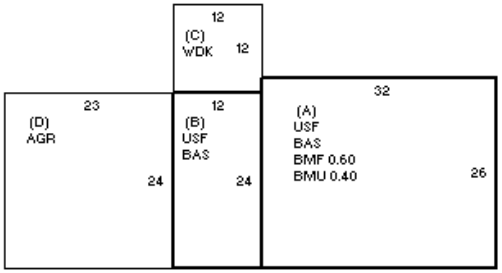
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90			363,640
300	A	0.080	SC	1.00	100	1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90			1,430

TOTAL	43,500 SF	ZONING		FRNT	188
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	365,100	350,400
BUILDING	426,500	395,000
DETACHED	0	0
OTHER	0	0
TOTAL	**791,600**	**745,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/25/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/13/2010	PL
LIST	8/13/2010	EST
REVIEW	3/18/2011	KT

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	2,240	DETAIL ADJ	1.020
$NLA(RCN)	$257	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,488
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	333		54.88	18,274
A	BMF	N	BSMT FINISH-SEP	499		77.04	38,442
+	USF	L	UPPER STORY FIN	1,120	1961	201.54	225,721
+	BAS	L	BASE AREA	1,120	1961	221.62	248,211
C	WDK	N	WOOD DECK	144		42.24	6,083
D	AGR	N	ATT GARAGE	552		47.35	26,135
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	576,417
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$426,500