

Key: 1439

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.386

LEGAL

LAND

DETACHED

BUILDING

INDING

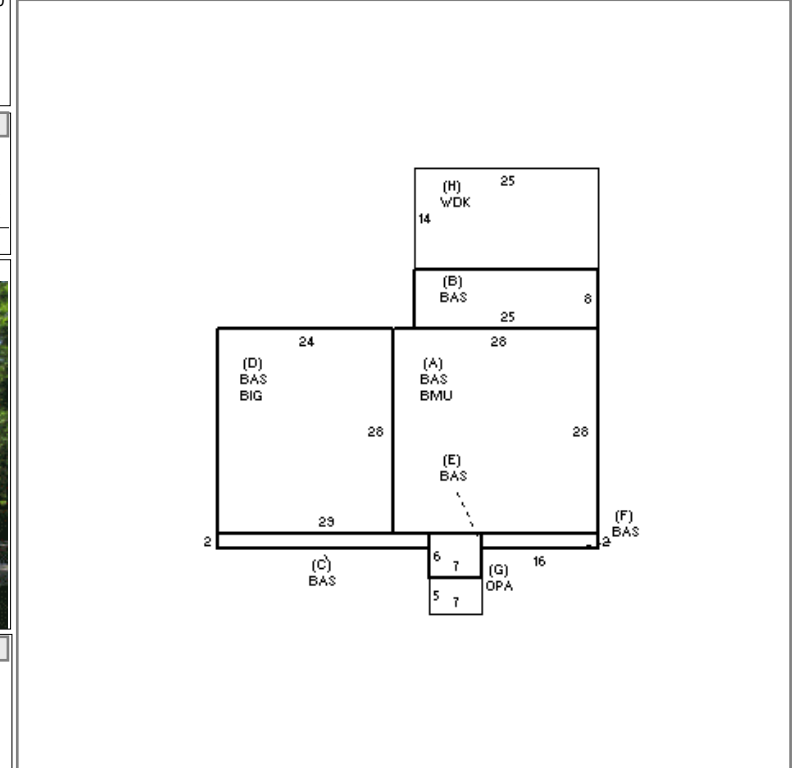
CURRENT OWNER				PARCEL ID				LOCATION			
FARMER TODD A & MARY ELLEN 58 SATUIT TRL SCITUATE, MA 02066				48-3-32-0				58 SATUIT TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FARMER TODD A & MARY ELLE				07/28/2006	QS	452,250	33107-110				
MCINTIRE PAUL G & MARY C				04/05/1982	QS	82,800	5132-303				
GARDNER R WINSTON & PERSI				01/01/1968	XX		3379-233				

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	%
21-396	04/14/2021	3	ALTERATIONS	180,000	05/18/2021	JD	100	0
21-396	04/14/2021	3	ALTERATIONS	180,000	04/27/2022	JD	100	95
21-396	04/14/2021	3	ALTERATIONS	180,000	05/26/2023	NC	100	100
		7	OTHERS		09/20/2006		100	100
89-423	08/03/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	1.00	R04	0.90	363,640
300	A	0.005	SC	1.00	100	1.00	100	1.00	1.00	R04	0.90	90

TOTAL	40,200 SF	ZONING		FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	363,700	349,000		
Inf1	FACTOR 100		BUILDING	446,400	385,900			
Inf2	PHY 100		DETACHED	2,500	2,500			
			OTHER	0	0			
				TOTAL	812,600	737,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	12X10	120	13.93	1,300
PTD	A	1.00	40 0.60	14X18	252	8.20	1,200



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/18/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	6/30/2023	MR
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	525,185			
NET AREA	1,788	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	784		55.94	43,859	CONDITION ELEM	CD			
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	242	2022	233.34	56,469	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,546	1960	233.34	360,748	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BIG	N	BUILT-IN GARAGE	672		46.77	31,428	KITCHEN	G			
				FLOOR COVER	24	COMB	1.00	G	OPA	N	OPEN PORCH	35		56.67	1,983	BATHS	G			
				INT FINISH	1	PLASTER	1.00	H	WDK	N	WOOD DECK	350		42.24	14,784	HEAT	U			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F12	O	FPL 1S 2OP	1		11,381.70	11,382	ELECT	U				
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00							
																		EFF.YR/AGE	2007 / 15	
																		COND	15 15%	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$446,400	