

Key: 1448

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.395

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
KNAPP DONALD S & LAUREN T				48-3-35-0				38 SATUIT TRL			
38 SATUIT TRAIL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				KNAPP DONALD S & LAUREN T				09/03/1997	F	15452-266	1
				KNAPP DONALD & ROBERTS LA				05/01/1995	QS	13553-9	
				HEALEY DAVID E & LOUISE E				12/30/1985	XX	6500-115	

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	%
18-480	07/26/2018	3	ALTERATIONS	35,400	08/19/2019	JD	100	100

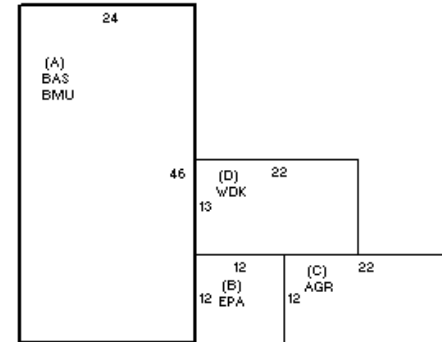
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	R04	0.90		363,640
300	A	0.001	SC	1.00	100	1.00	100	1.00	R04	0.90		20

TOTAL	40,055 SF	ZONING	FRNT	370	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	363,700	349,000
Inf1	FACTOR 100		LAND	252,500	224,500		
Inf2	PHY 100		DETACHED	400	400		
			OTHER	0	0		
			TOTAL	616,600	573,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400



BUILDING	CD	ADJ	DESC	MEASURE	8/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/13/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/19/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	1,104	DETAIL ADJ	0.850
\$NLA(RCN)	\$286	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,104		45.89	50,661
A	BAS	L	BASE AREA	1,104	1959	196.92	217,398
B	EPA	N	ENCLOSED PORCH	144		90.20	12,989
C	AGR	N	ATT GARAGE	264		53.94	14,239
D	WDK	N	WOOD DECK	286		38.40	10,982
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	315,590
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$252,500