

Key: 1466

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.413

LEGALS

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|---------------|--------------|
| WOOD JAMES G & CARLY E RANDO 20 SATUIT TRL SCITUATE, MA 02066 | | 48-3-43-0 | | 20 SATUIT TRL | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| WOOD JAMES G & POULOS NICHOLAS JAMES & BROSNIHAN ANN | | 06/22/2018 | QS | 635,000 | 49952-43 |
| | | 06/13/2014 | QS | 489,500 | 44414-210 |
| | | 04/11/2008 | H | 413,000 | 35840-200 |

| 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 | % |
| | | 6 | CYCL GROWTH | | 02/21/2018 | JD | 100 | 100 |

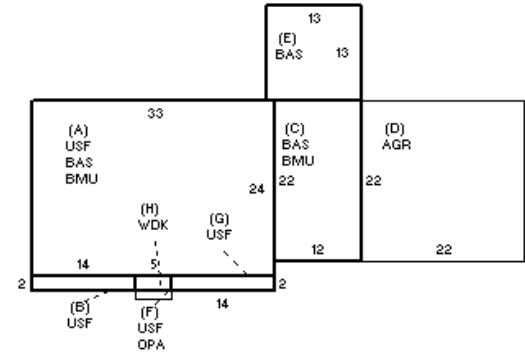
LAND

| 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 | 396,000 | 1.00 | 100 | 1.00 | R04 | 0.90 | 363,640 |
| 300 | A | 0.014 | SC 1.00 | 100 | 1.00 | 17,820 | 1.00 | 100 | 1.00 | R04 | 0.90 | 250 |

| | | | | | | | |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 40,630 SF | ZONING | FRNT | 303 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | SCITUATE | NOTE | | | LAND | 363,900 | 349,200 |
| Infl1 | FACTOR 100 | | BUILDING | 377,600 | 349,700 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 741,500 | 698,900 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/13/2010 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/13/2010 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 9/11/2019 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1959 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 496.803 |
|--------------|-------|------------|---------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,083 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,056 | | 46.44 | 49,037 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$239 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 858 | 1959 | 187.38 | 160,773 | EXTERIOR | G |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | D | AGR | N | ATT GARAGE | 484 | | 44.45 | 21,515 | INTERIOR | G |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,225 | 1959 | 206.05 | 252,412 | KITCHEN | G |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | F | OPA | N | OPEN PORCH | 10 | | 51.50 | 515 | BATHS | G |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | H | WDK | N | WOOD DECK | 5 | | 38.40 | 192 | HEAT | U |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | F21 | O | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | ELECT | A |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| STORIES | | 2 | 1.00 | | | | | | | | | | | | | | |
| ROOMS | | 8 | 1.00 | | | | | | | | | | | | | | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | |
| BATHROOMS | | 1 | 1.00 | | | | | | | | | | | | | | |
| # 1/2 BATHS | | 1 | 1.00 | | | | | | | | | | | | | | |
| TOT FIXTURES | | 5 | \$4,120 | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1991 / 31 |
| | | | | | | | | | | | | | | | | COND | 25 25% |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 24 % GD 76 |
| | | | | | | | | | | | | | | | | RCNLD | \$377,600 |