

Key: 16

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 13

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROUTH DUNCAN S & COOK CAMBERLY 15 CAPT D LITCHFIELD LN SCITUATE, MA 02066				10-1-1-0				3 SUMMER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROUTH DUNCAN S & RODRIGUES ARTHUR PETER				12/19/2014	T	377,500	45072-73				
				01/01/1956	QS		2448-300				

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 %
15-321	06/04/2015	5	SPLIT/SUB/LA		07/09/2015	SJ	100 100
		3	ALTERATIONS	59,000	06/08/2016	SJ	100 100
		6	CYCL GROWTH		08/04/2009	PL	100 100
15-704	12/21/2005	3	ALTERATIONS	23,000	06/08/2016	SJ	100 100
99-202	05/11/1999	7	OTHERS			PL	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.982	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	16,530

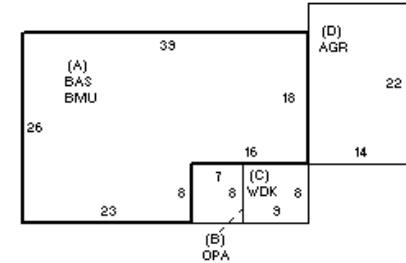
TOTAL	1.900 Acres		ZONING	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	360,000	328,100
Inf1	FACTOR 100			BUILDING	241,300	214,700		
Inf2	PHY 100			DETACHED	46,800	44,500		
				OTHER	0	0		
				TOTAL	648,100	587,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	20 0.80 GARAGE	1996	720	80.28	46,200
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BLDG COMMENTS

FY12 QUALITY CHANGE FROM AVG- TO AVG PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2009	PL
MODEL	1		RESIDENTIAL	LIST	8/3/2009	PL
STYLE	1	0.85	RANCH [100%]	REVIEW	3/3/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	886	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	886		48.88	43,306
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	886	1956	219.33	194,327
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	56		51.50	2,884
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	72		38.40	2,765
				FLOOR COVER	24	COMB	1.00	D	AGR	N	ATT GARAGE	308		50.98	15,702
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	268,076	
CONDITION ELEM CD		
EXTERIOR	V	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT	U	
ELECT	U	
EFF.YR/AGE 2012 / 10		
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$241,300	