

Key: 160

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 142

LEGAL

LAND

DETAILED

BUILDING

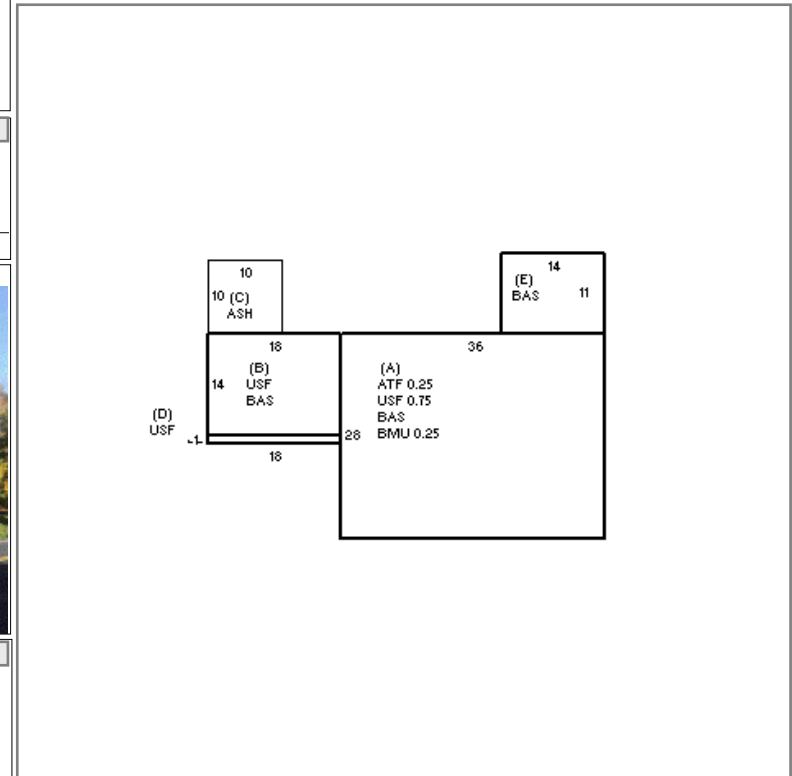
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| LANOUE CHRISTOHER A & NICOLE P 743 COUNTRY WAY SCITUATE, MA 02066 | | | | 12-3-7-0 | | | | 743 COUNTRY WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| LANOUE CHRISTOHER A & NIC | | | | 04/28/2022 | QS | 899,900 | (133773) | | | | |
| D'ONOFRIO MARK A & NANCY | | | | 01/14/2005 | QS | 632,500 | (106721) | | | | |
| MACCORMACK EDWARD F & DIA | | | | 01/10/2001 | QS | 460,000 | (C98658) | | | | |

| 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 | % |
| 23-0831 | 09/14/2023 | 3 | ALTERATIONS | 6,500 | | | | 0 |
| | | 3 | ALTERATIONS | | 11/03/2022 | JD | 100 | 100 |
| | | 6 | CYCL GROWTH | | 09/20/2006 | | 100 | 100 |
| 94-421 | 08/31/1994 | 2 | ADDITIONS | | | | 100 | 100 |
| 90-602 | 10/01/1990 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 34,809 | NS | 1.00 | 1.00 | 374,000 | 1.13 | 1.00 | R02 | 0.85 | | 337,900 |

| TOTAL | 34,809 SF | ZONING | FRNT | 233 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|---------|----------|---------|----------|
| Ngh | NO. SCITUATE | NOTE | | | LAND | 337,900 | 325,300 |
| Inf1 | FACTOR 100 | | BUILDING | 526,200 | 452,400 | | |
| Inf2 | PHY 100 | | DETACHED | 28,200 | 28,200 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 892,300 | 805,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------------|------|-------|-----------|--------|
| DGF | A | 1.00 | 30 0.70 22X22 | 1986 | 484 | 46.43 | 15,700 |
| LBN | L | 0.80 | 50 0.50 1S/L 1.5S 30 | 1900 | 1,050 | 23.02 | 12,100 |
| ASH | A | 1.00 | 70 0.30 16X13 | 1900 | 208 | 6.60 | 400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/3/2022 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/3/2022 | EST |
| STYLE | 19 | 1.15 | ANTIQUE [100%] | REVIEW | 3/4/2011 | KT |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1818 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 730,873 | | |
|--------------|-------|------------|-------|-----------------|----|---------------|------|-----|-----|------------|-----------------|-------|-----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,692 | DETAIL ADJ | 1.173 | FOUNDATION | 5 | BRICK/STONE | 1.00 | A | BMU | N | BSMT UNFINISHED | 252 | | 75.78 | 19,097 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$272 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | ATF | L | ATTIC FINISH | 252 | 1818 | 174.65 | 44,012 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,414 | 1818 | 270.31 | 382,224 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | ASH | N | ATT SHED | 100 | | 26.82 | 2,682 | KITCHEN | G | | |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | + | USF | L | UPPER STORY FIN | 1,026 | 1818 | 245.82 | 252,212 | BATHS | G | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | F23 | O | FPL 2S 3OP | 1 | | 18,624.00 | 18,624 | HEAT | A | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | HTB | O | HOT TUB | 1 | | 4,138.80 | 4,139 | ELECT | A | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | EFF.YR/AGE | 1977 / 45 |
| STORIES | 2.25 | 1.00 | | | | | | | | | | | | | | | | COND | 28 28 % |
| ROOMS | 9 | 1.00 | | | | | | | | | | | | | | | | FUNC | 0 |
| BEDROOMS | 4 | 1.00 | | | | | | | | | | | | | | | | ECON | 0 |
| BATHROOMS | 2 | 1.00 | | | | | | | | | | | | | | | | DEPR | 28 % GD 72 |
| # 1/2 BATHS | 0 | 1.00 | | | | | | | | | | | | | | | | RCNLD | \$526,200 |
| TOT FIXTURES | 7 | \$7,883 | | | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | | |