

Key: 1604

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.546

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONALD RICHARD T & KATHLEEN T 108 ARBORWAY DRIVE SCITUATE, MA 02066				25-6-7-0				108 ARBORWAY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONALD RICHARD T & BLESSING JAMES J & MARGAR				09/10/1993	QS	187,500	12193-175				
BERGIN JOHN F AND ELEANOR				01/01/1966	XX		3233-733				
				01/01/1965	XX		3099-181				

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	%
01-15	04/27/2001	3	ALTERATIONS				100	100
96-210	05/01/1996	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	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	1,002	SC 1.00	100	1.00	14,256	1.00	W80	0.80	R04	0.90	14,280

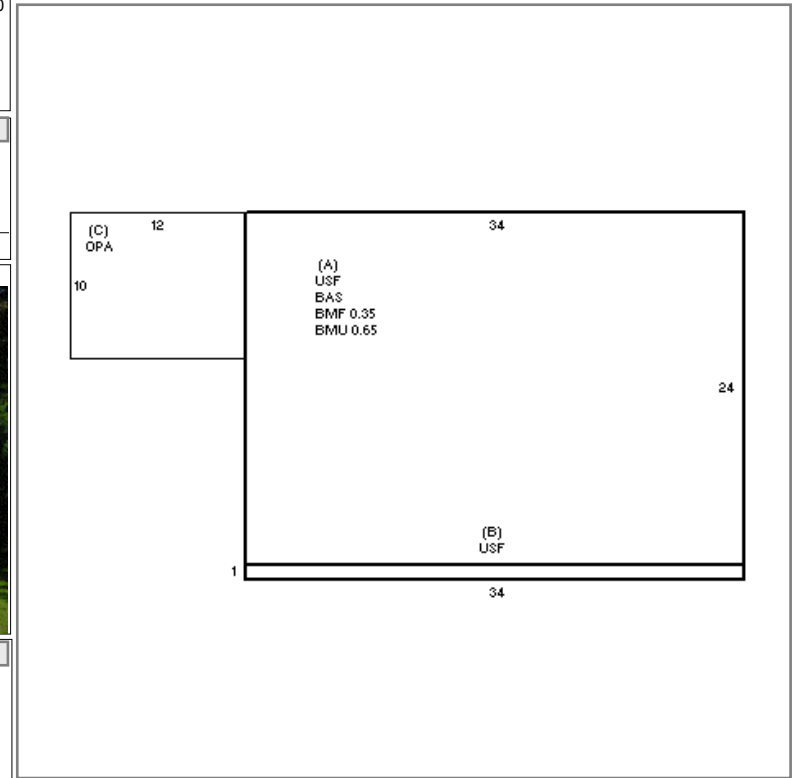
TOTAL	1.920 Acres	ZONING	NOOTE	FRNT	174	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE					LAND 377,900	363,400	
Inf1	FACTOR 100					BUILDING 298,800	277,100	
Inf2	PHY 100					DETACHED 200	200	
						OTHER 0	0	
						<b>TOTAL 676,900</b>	<b>640,700</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BLDG COMMENTS

FY12 FR-G TO AVE



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/14/2011	PL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	403.826	
NET AREA	1,666	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	530		50.18	26,597	CONDITION ELEM	CD	
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	BMF	N	BSMT FINISH-SEP	286		70.45	20,148	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	816	1959	213.08	173,874	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	850	1959	193.77	164,708	KITCHEN		
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	120		51.50	6,180	BATHS		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1985 / 37
																	COND	26 26 %
																	FUNC	0
																	ECON	0
																	DEPR	26 % GD 74
																	RCNLD	\$298,800