

Key: 161

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 143

LEGAL

LAND

DETACHED

BUILDING

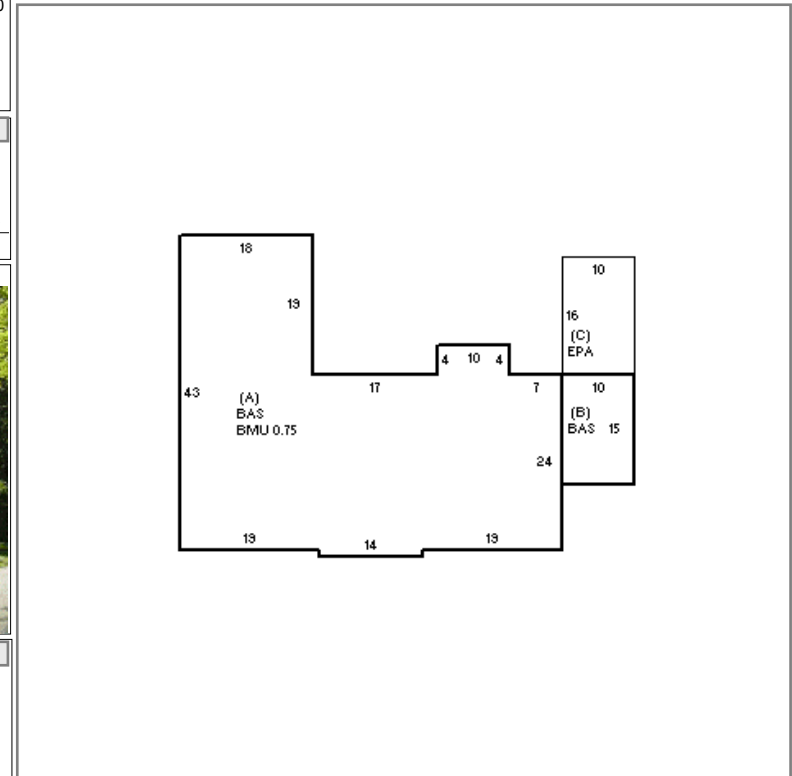
CURRENT OWNER				PARCEL ID				LOCATION			
CURLEY JAMES F & LILLIAN M 745 COUNTRY WAY SCITUATE, MA 02066				12-3-9-A				745 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CURLEY JAMES F & LILLIAN				08/29/2013	QS	538,000	43548-66				
MILES CAROL R				11/25/2008	H		36557-267				
MILES PAUL R & CAROL				01/01/1959	QS		2635-277				

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	%
00-226	05/25/2000	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.752	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	12,660

TOTAL	1.670 Acres	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND 356,100	343,400	
Infl1	FACTOR 100					BUILDING 352,800	317,400	
Infl2	PHY 100					DETACHED 20,300	19,400	
						OTHER 0	0	
						<b>TOTAL 729,200</b>	<b>680,200</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 GARAGE	1987	672	42.62	20,000
S/V	A	1.00	SV 1.00 SHED		300	1.10	300



BUILDING	CD	ADJ	DESC	MEASURE	3/19/2009	PL
MODEL	1		RESIDENTIAL	LIST REVIEW	3/4/2011	KT
STYLE	1	0.85	RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	400,908	
NET AREA	1,794	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,233		44.63	55,024	CONDITION ELEM	CD	
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,794	1958	178.38	320,009	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	160		90.20	14,432	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN		
				FLOOR COVER	99	N/A	1.00									BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$4,162															
# UNITS		1	1.00															
																EFF.YR/AGE	2010 / 12	
																COND	12 12 %	
																FUNC	0	
																ECON	0	
																DEPR	12 % GD 88	
																RCNLD	\$352,800	