

Key: 1611

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.552

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CURRENT OWNER				PARCEL ID				LOCATION			
CHRISTIAN PETER R & MARIANNE 121 ARBORWAY DR SCITUATE, MA 02066				25-6-1-0				121 ARBORWAY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHRISTIAN PETER R & MARIA				12/01/2015	QS	525,000	46333-284				
SALUTI CHARLES C & KELLY				05/15/2007	QS	470,000	34531-228				
CONDON PATRICIA				01/24/2001	F		19288-73				

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	%
95-526	09/01/1995	6	CYCL GROWTH NEW CONST		06/17/2005		100	100

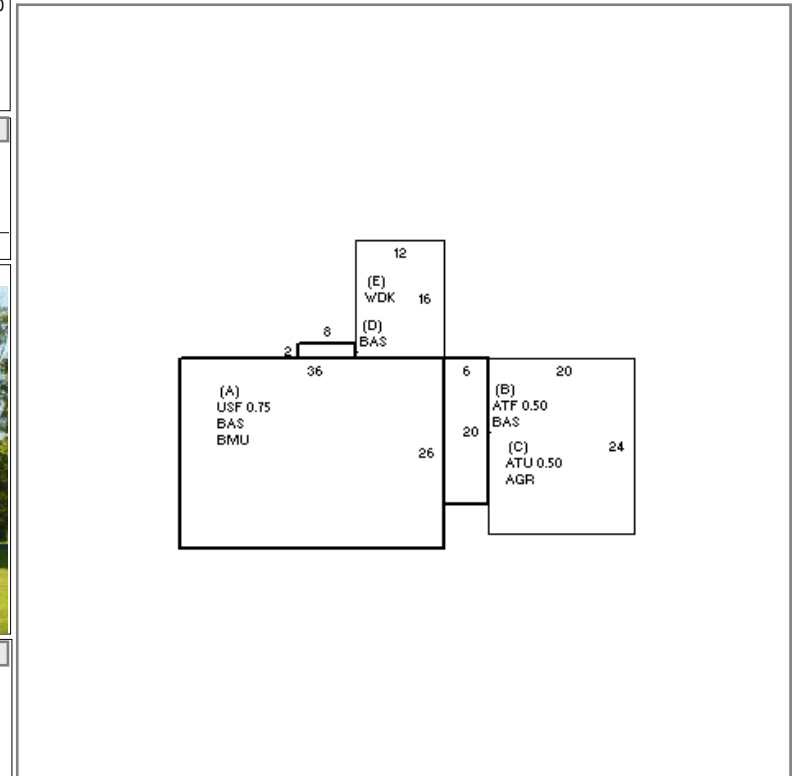
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.223	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	3,970

TOTAL	1.141 Acres	ZONING	FRNT	525	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	367,600	353,000
Infl1	FACTOR 100		BUILDING	428,100	385,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	795,700	738,700		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	4/14/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/14/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/21/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,003		
NET AREA	1,834	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		52.89	49,501				
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	702	1996	234.48	164,605				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,072	1996	257.84	276,408				
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	60	1996	166.60	9,996				
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	480		49.00	23,518				
				INT FINISH	99	N/A	1.00	C	ATU	N	ATTIC UNF	240		40.70	9,768				
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	WDK	N	WOOD DECK	192		42.24	8,110				
				FUEL SOURCE	99	N/A	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063				
																		TOTAL RCN	556,003
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1996 / 26
																		COND	23 23%
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$428,100