

Key: 163

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 145

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LANE MICHAEL R & JESSICA 749 COUNTRY WAY SCITUATE, MA 02066				12-3-8-0				749 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LANE MICHAEL R & JESSICA				05/20/2022	F	1 56833-285					
LANE MICHAEL R				04/11/2019	F	1 50991-152					
LANE ROBERT C				10/30/2018	F	1 50460-257					

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	%
22-0132	02/07/2022	3	ALTERATIONS	75,000	06/07/2022	JD	100	20
22-0132	02/07/2022	3	ALTERATIONS	75,000	11/03/2022	JD	100	100

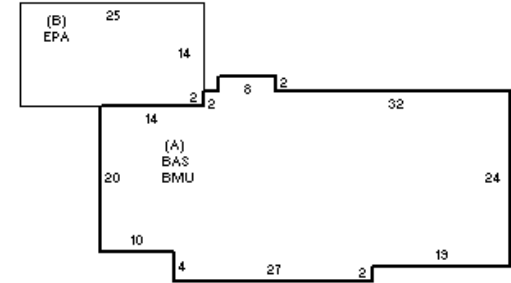
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	31,000	NS	1.00	1.00	1.00	1.00	374,000	1.25	100	1.00	R02 0.85	333,790

TOTAL	31,000 SF	ZONING	FRNT	146	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	333,800	321,300
Infl1	FACTOR 100		BUILDING	289,300	212,400		
Infl2	PHY 100		DETACHED	13,500	12,800		
			OTHER	0	0		
					TOTAL	636,600	546,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 12X8		96	14.95	900
IPC	A	1.00	40 0.60 38X16	1974	608	34.42	12,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/7/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	11/3/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	361,619	
NET AREA	1,366	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,366		43.53	59,464	CONDITION ELEM	CD	
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,366	1954	189.71	259,142	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	350		90.20	31,570	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN	V	
				FLOOR COVER	24	COMB	1.00									BATHS	G	
				INT FINISH	1	PLASTER	1.00									HEAT	U	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U	
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		5	1.00															
BEDROOMS		2	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$4,162															
# UNITS		1	1.00															
EFF.YR/AGE 2002 / 20																		
COND 18 18 %																		
FUNC 0																		
ECON 0																		
DEPR 20 % GD 80																		
RCNLD \$289,300																		