

Key: 164

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 146

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAVOIE SARA 751 COUNTRY WAY SCITUATE, MA 02066				12-3-10-0				751 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAVOIE SARA				07/28/2016	QS	375,000	47244-212				
REESE DONNA L				10/29/1992	QS	137,500	11377-82				
TOWNSEND ROBIN HOWE				03/25/1988	XX		8351-55				

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	%
94-453	09/19/1994	7	OTHERS				100	100
92-840	11/01/1992	7	OTHERS				100	100

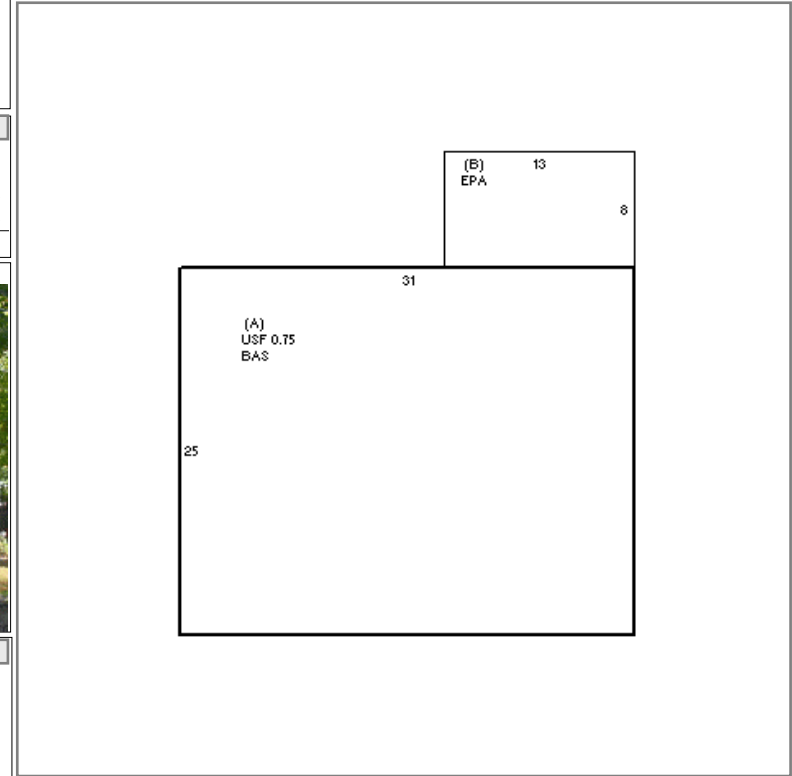
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	NS 1.00	100	1.00	374,000	3.58	100	1.00	R03	0.85	307,010

TOTAL	10,000 SF	ZONING	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	307,000	295,500
Inf1	FACTOR 100		BUILDING	143,100	134,500		
Inf2	PHY 100		DETACHED	4,500	4,300		
			OTHER	0	0		
					TOTAL	454,600	434,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40 GARAGE		180	54.75	3,900
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BLDG COMMENTS
OTHER FIX=SHOWER
FY12 STYLE CHANGE FROM CAPE TO ANTIQUE
PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	7/11/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/11/2010	EST
STYLE	19	1.15	ANTIQU [100%]	REVIEW	3/4/2011	KT
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1792	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,356	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	A	BAS	L	BASE AREA	775	1792	282.87	219,228
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	581	1792	257.24	149,459
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	104		99.22	10,319
				ROOF COVER	1	ASPH SHINGLES	1.00	F22	O	O	FPL 2S 2OP	1		12,435.50	12,436
				FLOOR COVER	99	N/A	1.00								
				INT FINISH	99	N/A	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	397,635	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	1952 / 70		
COND	64	64 %	
FUNC	0		
ECON	0		
DEPR	64	% GD	36
RCNLD	\$143,100		