

Key: 1640

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.581

LEGAL

LAND

DETACHED

BUILDING

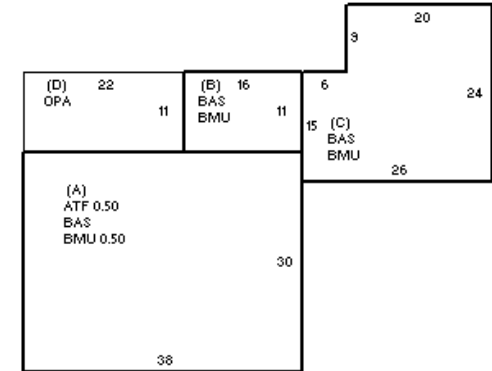
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| WAIT BRUCE C & KAREN J 720 COUNTRY WAY NORTH SCITUATE, MA 02066 | | | | 20-4-1-A | | | | 720 COUNTRY WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| WAIT BRUCE C & KAREN J | | | | 01/04/1990 | QS | 293,000 | 9548-13 | | | | |
| MEDICI ALLAN E | | | | 08/04/1986 | XX | | 6999-290 | | | | |
| EGAN PHILIP F AND MARY T | | | | 01/01/1971 | XX | | 3609-175 | | | | |

| 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 | % |
| 03-741 | 12/09/2003 | 3 | ALTERATIONS | 15,400 | 07/06/2004 | SJ | 100 | 100 |
| 00-527 | 10/31/2000 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|------|----------|------------|-----------|
| 100 | S | 23,912 | NS 1.00 | 100 | 1.00 | 374,000 | 1.59 | 100 | 1.00 | R02 0.85 | | 325,800 |

| TOTAL | 23,914 SF | ZONING | FRNT | 219 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|-------------------|----------|---------|----------|---------|----------|
| Ngh | NO. SCITUATE | NOTE IN M19... | | | LAND | 325,800 | 313,600 |
| Infl1 | FACTOR 100 | | BUILDING | 243,800 | 229,000 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | | 569,600 | 542,600 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/2/2009 | PL | BLDG COMMENTS |
|----------|----|------|---------------------|---------|-----------|----|--|
| MODEL | 1 | | RESIDENTIAL | LIST | | | FY12 QUALITY CHANGE FROM GD TO AVG+, STYLE CHANGE FROM CAPE TO ANTIQUE PER FIELD REVIEW. |
| STYLE | 19 | 1.15 | ANTIQUE [100%] | REVIEW | 3/21/2011 | KT | |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | |

| YEAR BLT | 1821 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 677,326 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,456 | DETAIL ADJ | 1.184 | FOUNDATION | 5 | BRICK/STONE | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,316 | | 48.30 | 63,565 | | |
| \$NLA(RCN) | \$276 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | BAS | L | BASE AREA | 1,886 | 1821 | 253.41 | 477,924 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | ATF | L | ATTIC FINISH | 570 | 1821 | 163.73 | 93,325 | | |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.01 | D | OPA | N | OPEN PORCH | 242 | | 56.65 | 13,709 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | BMG | O | BSMT GARAGE | 2 | | 2,740.10 | 5,480 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | F23 | O | FPL 2S 3OP | 1 | | 17,072.00 | 17,072 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | 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 | \$243,800 |