

Key: 1643

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.584

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DUNBAR PHILIP R & LAWLESS LISA S 723 COUNTRY WAY SCITUATE, MA 02066				12-3-4-0				723 COUNTRY WAY			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				DUNBAR PHILIP R & CLAY RAYNA A				07/10/2017	QS	675,000	48646-31
				GRECHEN VINCENT J & SUSAN				10/01/2012	QS	554,500	42032-347
								10/02/1987	QS	175,000	8046-206

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 %
17-663	02/26/2018	3	ALTERATIONS	12,400	02/26/2018	JD	100 100
18-61	02/26/2018	3	ALTERATIONS	75,000	02/26/2018	JD	100 100
17-2	01/03/2017	3	ALTERATIONS	25,000	06/20/2017	SJ	100 100
96-392	08/20/1996	2	ADDITIONS				100 100
89-531	09/01/1989	2	ADDITIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,495	NS 1.00	100	1.00	374,000	2.70	100	1.00	R02	0.85	312,420

DETACHED

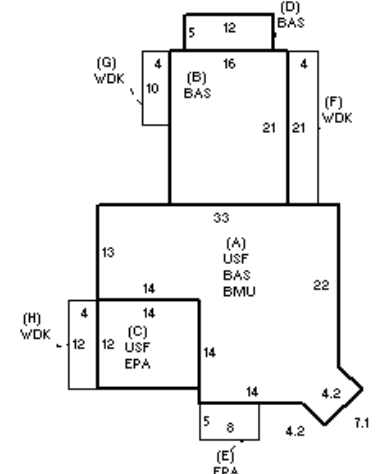
TOTAL	13,504 SF	ZONING	NO. SCITUATE	FRNT	64	ASSESSED	312,400	CURRENT	987,000	PREVIOUS	300,700
Ngh	NO. SCITUATE	N O T E	IN M19. . . .	LAND	312,400	BUILDING	660,900	DETACHED	13,700	OTHER	0
Inf1	FACTOR 100		TOTAL	860,000							
Inf2	PHY 100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	20 0.80 GARAGE	1997	440	38.23	13,500
S/V	A	1.00	SV 1.00 SHED		200	1.10	200

PHOTO 10/02/2003



BLDG COMMENTS  
FY 2018 KIT./BATHS/INT. RENO. PER MLS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/26/2018	JD
MODEL	1		RESIDENTIAL	LIST	2/26/2018	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	768,456		
NET AREA	1,990	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	713		73.62	52,489	CONDITION ELEM	CD		
\$NLA(RCN)	\$386	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	881	1890	314.37	276,962	EXTERIOR	G		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,109	1890	345.69	383,375	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	208		126.28	26,267	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	172		53.76	9,247	BATHS	V		
				INT FINISH	1	PLASTER	1.00	GFP	O		GAS FIREPLACE	1		7,778.40	7,778	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																	EFF.YR/AGE	2008 / 14	
																	COND	14 14 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	14 % GD 86	
																	RCNLD	\$660,900	