

Key: 1764

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.692

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HALL MICHAEL B & ELIZABETH 18 CONSERVATION WAY SCITUATE, MA 02066				30-5-6-0				18 CONSERVATION WAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				HALL MICHAEL B & THIMAN ARTHURS TR & THIMANN ARTHUR S				08/22/2016	QS	507,500	47354-35	
						12/23/2014	F	10	45083-348			
						08/07/2001	QS	337,500	20325-236			

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	%
17-439	04/19/2018	3	ALTERATIONS	29,000	04/19/2018	JD	100	100
06-239	05/03/2006	3	ALTERATIONS	8,000	06/26/2006	SJ	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
93-312	06/08/1993	3	ALTERATIONS				100	100

LAND

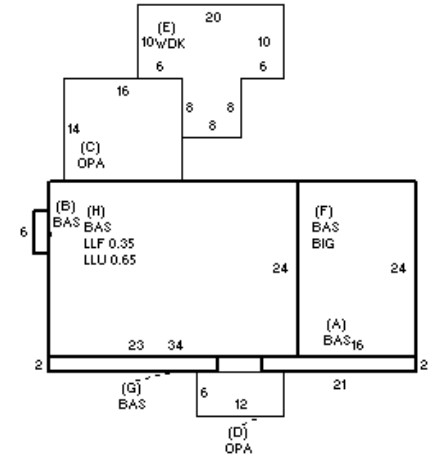
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.029	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	570

DETACHED

TOTAL	41,248 SF	ZONING	FRNT	223	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,600	367,900
Inf1	FACTOR 100		BUILDING	291,000	259,000		
Inf2	PHY 100		DETACHED	27,700	26,400		
			OTHER	0	0		
					TOTAL	723,300	653,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90	34X18	612	42.93	23,600
PTD	G	1.20	10 0.90		520	8.67	4,100

PHOTO 09/15/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/18/2018	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW.

INDING

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	398,584
NET AREA	1,586	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,300	1974	205.40	267,019		
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	296		51.50	15,244		
				ROOF SHAPE	1	GABLE	1.00	E	WDK	N	WOOD DECK	264		38.40	10,138		
				ROOF COVER	1	ASPH SHINGLES	1.00	F	BIG	N	BUILT-IN GARAGE	384		48.88	18,768		
				FLOOR COVER	99	N/A	1.00	H	LLU	N	LOWER LEVEL UNF	530		59.63	31,605		
				INT FINISH	99	N/A	1.00	H	LLF	L	LOWER LEVEL FIN	286	1974	141.67	40,519		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F12	O		FPL 1S 2OP	1		10,347.00	10,347		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1980 / 42
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$291,000