

Key: 1765

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.693

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOOHILL DANIEL R & JESSICA M 10 CONSERVATION WAY SCITUATE, MA 02066				30-5-5-0				10 CONSERVATION WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOOHILL DANIEL R & JESSIC				11/28/2011	QS	410,000	40640-25				
AYLESWORTH THOMAS W & LYN				03/08/2001	QS	328,000	19474-35				
SEARS BRENDA				09/22/1997	QS	222,000	15497-67				

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	%
		3	ALTERATIONS		03/29/2004	PJB	100	100
		7	OTHERS				100	100

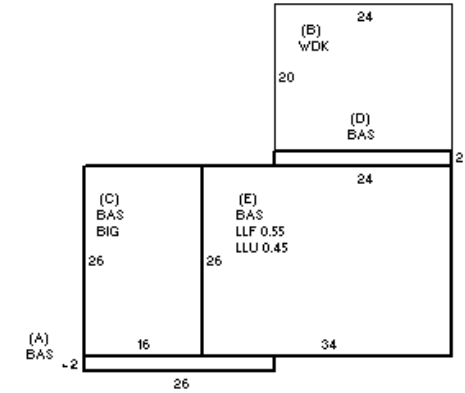
LAND

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	0.049	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	970

TOTAL	42,114 SF	ZONING	W. SCITUATE	FRNT	163	ASSESSED	405,000	CURRENT	368,200	PREVIOUS	288,000
Ngh	W. SCITUATE	NOTE		LAND			200		200		
Inf1	FACTOR 100		BUILDING				0		0		
Inf2	PHY 100		DETACHED								
			OTHER								
				TOTAL			724,600		656,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/18/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/18/2010	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 GD TO AVG PER FIELD REVIEW.

G

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	425,822	
NET AREA	1,886	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,400	1972	202.79	283,911	CONDITION ELEM	CD	
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	480		38.40	18,432	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	416		47.69	19,841	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	398		58.87	23,432	KITCHEN		
				FLOOR COVER	99	N/A	1.00	E	LLF	L	LOWER LEVEL FIN	486	1972	139.88	67,981	BATHS		
				INT FINISH	99	N/A	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	HEAT		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1990 / 32
																	COND	25 25%
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$319,400