

Key: 18

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 15

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
ROUTH DUNCAN & CAMBERLY COOK 15 CAPT D LITCHFIELD LN SCITUATE, MA 02066				10-1-2-0				15 CAPT D LITCHFIELD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROUTH DUNCAN & BJORKLUND STEPHEN J				07/10/2015	QS	900,000	45779-212				
				03/30/1995	F	100	13497-219				
PRESTON ANNE				11/02/1988	XX		8805-3				

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 %
15-441	07/21/2015	3	ALTERATIONS	22,000	06/08/2016	SJ	100 100
		6	CYCL GROWTH		04/25/2011		100 100
		6	CYCL GROWTH		03/26/2004	PJB	100 100
99-572	11/16/1999	3	ALTERATIONS				100 100
94-186	05/19/1994	3	ALTERATIONS				100 100

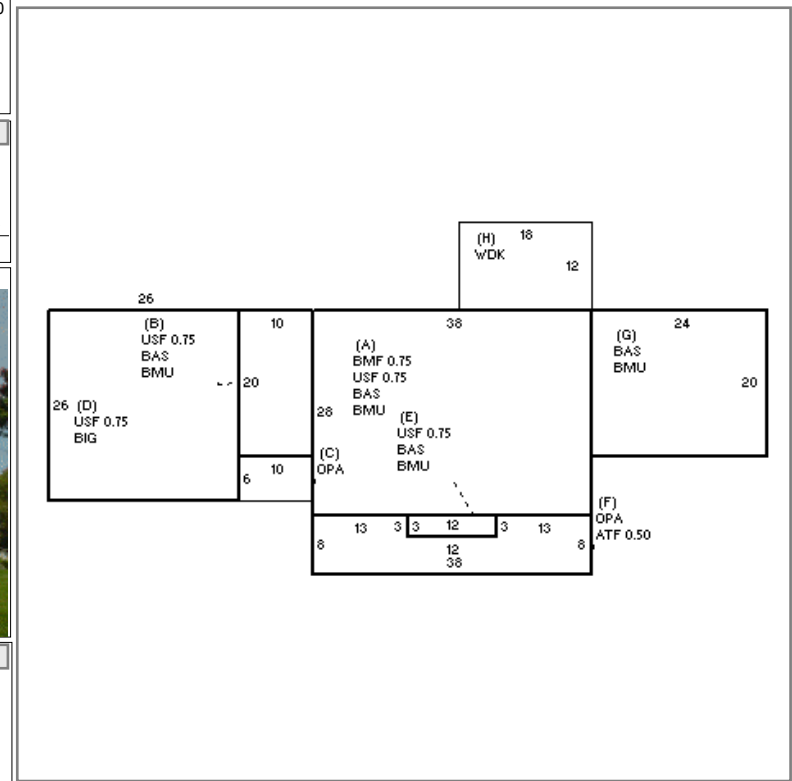
LAND

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	R05	1.00	404,040
300	A	0.272	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	5,390

TOTAL	1.190 Acres	ZONING	FRNT	214	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	409,400	372,500
Inf1	FACTOR 100		BUILDING	967,000	799,000		
Inf2	PHY 100		DETACHED	70,900	67,500		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,447,300</b>	<b>1,239,000</b>

DET  
ACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90	2002	1,196	32.06	34,500
PLH	A	1.00	10 0.90	2002	280	36.24	9,100
LBN	A	1.00	10 0.90	2002	960	29.81	25,800
SHF	A	1.00	10 0.90		120	13.93	1,500



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BUILDING	CD	ADJ	DESC	MEASURE	6/8/2016	SJ
MODEL	1		RESIDENTIAL	LIST	6/8/2016	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SHOWER

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,224,083
NET AREA	3,396	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,780		54.46	96,940		
\$NLA(RCN)	\$360	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,780	2000	298.45	531,248		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,482	2000	271.41	402,233		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	798		76.45	61,009		
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	328		72.10	23,649		
				INT FINISH	99	N/A	1.00	D	BIG	N	BUILT-IN GARAGE	676		66.04	44,643		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	ATF	L	ATTIC FINISH	134	2000	192.83	25,840		
				FUEL SOURCE	99	N/A	1.00	H	WDK	N	WOOD DECK	216		53.76	11,612		
									F21	O	FPL 2S 1OP	1		11,534.60	11,535		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$967,000