

Key: 1836

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.763

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FARRELL MARGARET D TR 88 GROVE ST SCITUATE, MA 02066				30-1-18-A				88 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FARRELL MARGARET D TR				07/22/2021	F	100 55347-314					
FARRELL MARGARET D				12/19/2019	QS	607,540 52119-34					
ARSENEAU LEO F & SARAH E				07/18/2017	QS	540,000 48680-126					

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 %
94-557	08/01/1994	6	CYCL GROWTH		04/18/2018		100 100
90-671	10/31/1990	3	ALTERATIONS				100 100
		3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.122	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	2,050

DETACHED

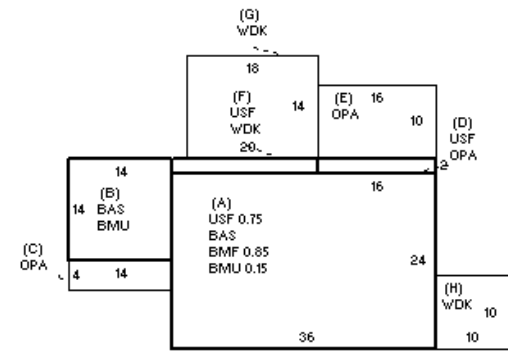
TOTAL	1.040 Acres		ZONING	FRNT	158	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	IN M31...		LAND	345,500	314,200
Infl1	FACTOR 100			LAND	410,700	384,500		
Infl2	PHY 100			DETACHED	15,200	14,000		
				OTHER	0	0		
				TOTAL	771,400	712,700		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 GUNITE/STEEL	1991	9,000	1.10	9,900
SHF	A	1.00	30 0.70 14 X 10		140	13.34	1,300
SHF	V	1.50	10 0.90 18 X 14		252	17.67	4,000



BLDG COMMENTS
corrected sketch, added sheds, hottub fy 19
MLS



G

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	519,889																		
NET AREA	1,780	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	326		51.04	16,638	CONDITION ELEM	CD																		
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	734		71.64	52,584	EXTERIOR	G																		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,060	1977	231.31	245,193	INTERIOR	G																		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	720	1977	210.36	151,456	KITCHEN	G																		
				FLOOR COVER	24	COMB	1.00	+	OPA	N	OPEN PORCH	248		56.65	14,049	BATHS	G																		
				INT FINISH	1	PLASTER	1.00	+	W/DK	N	WOOD DECK	392		42.24	16,558	HEAT	A																		
				HEATING/COOLING	2	HOT WATER	1.02	F22	O	FPL 2S 2OP	1			12,435.50	12,436	ELECT	A																		
				FUEL SOURCE	2	GAS	1.00	HTB	O	HOT TUB	1			3,793.90	3,794																				
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2000 / 22</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>20</td> <td>20 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>21</td> <td>% GD 79</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$410,700</td> </tr> </tbody> </table>														EFF.YR/AGE	2000 / 22		COND	20	20 %	FUNC	0		ECON	0		DEPR	21	% GD 79	RCNLD	\$410,700	
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