Key: 1849

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,776

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WEBB JEFFREY E 4 ROCKY HILL CIR SCITUATE, MA 02066	30-1-33-0	4 ROCKY HILL CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WEBB JEFFREY E	03/27/2007	A	250,000	34295-23
WEBB GREGORY C	12/06/2002	A	225,000	23603-239
WEBB JEFFREY E & KIMBERLY	04/29/1985	QS	120,000	6072-209

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

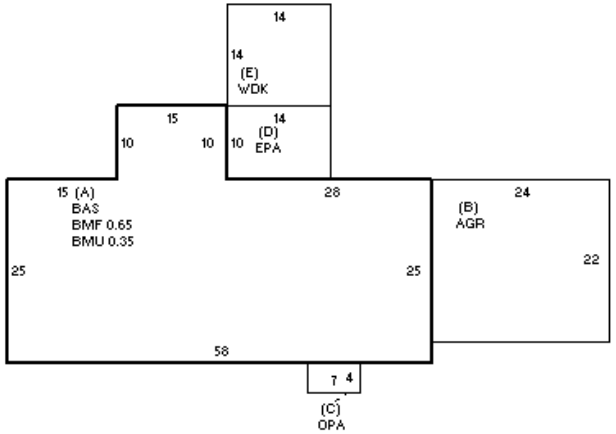
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
90-403	07/13/1990	3	ALTERATIONS				100	100

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	100 1.00	374,000	1.00	100 1.00	R03 0.85			343,430
300	A	0.432	WS 1.00	100 1.00	100 1.00	16,830	1.00	100 1.00	R03 0.85			7,270

TOTAL	1.350 Acres	ZONING		FRNT	44
Ngh	W. SCITUATE	NOTE	. IN M31. . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	350,700	319,200
BUILDING	309,900	279,800
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**661,800**	**600,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		200	1.10	200
S/V	A 1.00	SV 1.00	SHED		900	1.10	1,000

PHOTO 09/15/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/15/2009	PL
LIST		
REVIEW	3/23/2011	KT

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,600	DETAIL ADJ	0.867
$NLA(RCN)	$281	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$6,242
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	560		42.10	23,576
A	BMF	N	BSMT FINISH-SEP	1,040		59.10	61,464
A	BAS	L	BASE AREA	1,600	1954	182.76	292,422
B	AGR	N	ATT GARAGE	528		43.53	22,982
C	OPA	N	OPEN PORCH	28		51.50	1,442
D	EPA	N	ENCLOSED PORCH	140		90.20	12,628
E	WDK	N	WOOD DECK	196		38.40	7,526
	F13	O	FPL 1S 3OP	1		14,370.00	14,370
	KIT	O	XTRA KITCHEN	1		6,514.00	6,514

TOTAL RCN	449,166
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$309,900