

Key: 1883

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.809

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MORRIS LAURA A & DANIEL E 81 GROVE STREET SCITUATE, MA 02066				31-1-25-0				81 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORRIS LAURA A & DANIEL E				11/30/1993	QS	198,700	12442-278				
WEBSTER HENRY K III & GAI				01/01/1969	XX		3488-652				
FRUGOLI JOHN A AND EDITH				01/01/1966	XX		3252-777				

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	%
07-712	11/28/2007	3	ALTERATIONS	24,000	06/25/2008	SJ	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	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.332	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	5,590

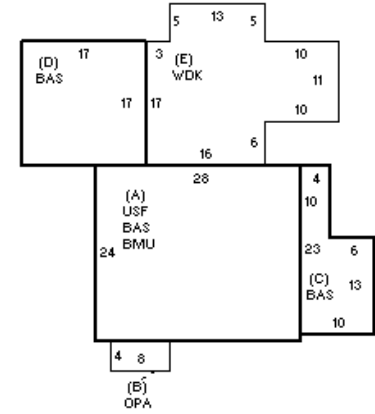
DETACHED

TOTAL	1.250 Acres	ZONING	FRNT	220	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	349,000	317,600
Inf1	FACTOR 100		BUILDING	384,300	346,800		
Inf2	PHY 100		DETACHED	6,300	6,000		
			OTHER	0	0		
			TOTAL	739,600	670,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 60 0.40	GARAGE	1925	400	39.42	6,300



BLDG COMMENTS
 FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM COLONIAL TO CONVENTIONAL.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/7/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,803	DETAIL ADJ	1.224
\$NLA(RCN)	\$309	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$5,386	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	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	TOTAL RCN	556,940	
A	BMU	N	BSMT UNFINISHED	672		59.09	39,710	CONDITION ELEM CD		
A	USF	L	UPPER STORY FIN	672	1925	251.65	169,111	EXTERIOR		
B	OPA	N	OPEN PORCH	32		56.65	1,813	INTERIOR		
+	BAS	L	BASE AREA	1,131	1925	276.73	312,976	KITCHEN		
E	WDK	N	WOOD DECK	447		42.24	18,882	BATHS		
	F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT		
								ELECT		
EFF.YR/AGE		1972 / 50								
COND	31	31 %								
FUNC	0									
ECON	0									
DEPR	31	% GD	69							
RCNLD								\$384,300		