

Key: 1896

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.823

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KEYS LOREN D III & MAUREEN H 57 PHEASANT HILL DRIVE SCITUATE, MA 02066				31-1-50-D				57 PHEASANT HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEYS LOREN D III & MAUREE				08/03/1999	QS	380,000	(95930)				
JULIEN BRUCE W & MCGRATH				02/05/1999	XX		(L00094905)				
FORSTER, PATRICIA L.				10/19/1990	XX		80743-0				

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	%
23-0083	01/25/2023	3	ALTERATIONS	16,350	05/31/2023	NC	100	100
15-655	10/05/2015	3	ALTERATIONS	25,399	06/29/2016	SJ	100	100
15-655	10/05/2015	3	ALTERATIONS	25,339	07/11/2017	SJ	100	100
13-126	03/21/2013	2	ADDITIONS	16,000	07/08/2013	SJ	100	100
05-647	09/30/2005	2	ADDITIONS	3,000	06/27/2006	SJ	100	100

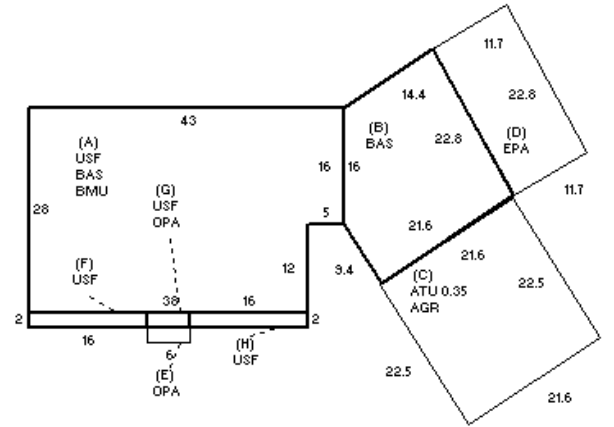
LAND

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	440,000	1.00	100	1.00	R04		404,040
300	A	0.092	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04		1,820

TOTAL	1.010 Acres	ZONING	FRNT	219	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE	LAND	405,900	369,100		
Inf1	FACTOR 100		BUILDING	545,900	505,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL				951,800	874,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/8/2013	
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	NC
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SINK
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

INDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	708,998
NET AREA	2,814	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		50.01	57,217		
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,594	1960	209.85	334,503		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	486		48.85	23,741		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	ATU	N	ATTIC UNF	170		40.70	6,919		
				FLOOR COVER	24	COMB	1.00	D	EPA	N	ENCLOSED PORCH	266		99.22	26,392		
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	24		56.65	1,360		
				HEATING/COOLING	1	FORCED AIR	1.00	+	USF	L	UPPER STORY FIN	1,220	1960	190.84	232,822		
				FUEL SOURCE	99	N/A	1.00	+	F21	O	FPL 2S 1OP	2		9,062.35	18,125		

CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1995 / 27	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$545,900	