

Key: 1898

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.825

LEGALS

LAND

DETACHED

BUILDING

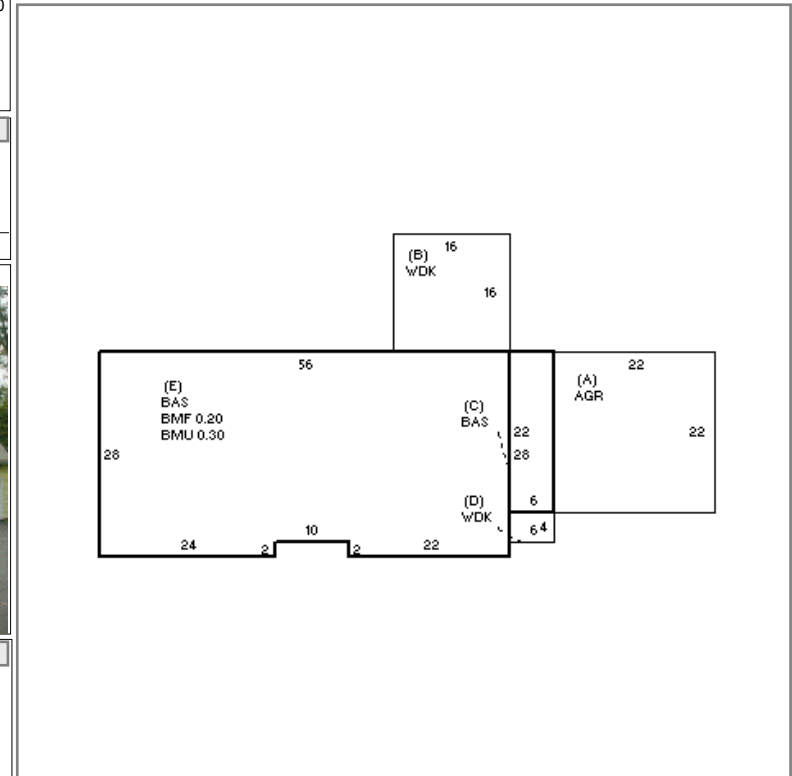
CURRENT OWNER				PARCEL ID				LOCATION				
LIVINGSTONE JEFFREY & OPPENHEIM S				31-1-50-M				71 PHEASANT HILL DR				
71 PHEASANT HILL DRIVE SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				LIVINGSTONE JEFFREY & MANTINEO ANDREW A & HELEN				06/30/1997	QS	175,000	(91650)	
								01/01/1975	XX		53309-0	
				FLETT GORDON H AND KATHRY				01/01/1970	XX		(C00042532)	

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	%
00-230	05/25/2000	3	ALTERATIONS				100	100
98-09	01/16/1998	3	ALTERATIONS				100	100
91-248	06/12/1991	3	ALTERATIONS				100	100
90-683	11/05/1990	3	ALTERATIONS				100	100

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	440,000	1.00	100	1.00	R04		404,040
300	A	0.003	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04		60

TOTAL	40,150 SF	ZONING	W. SCITUATE	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE				LAND	404,100	367,400
Infl1	FACTOR 100					BUILDING	294,700	265,600
Infl2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	698,800	633,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/23/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/24/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	392,906	
NET AREA	1,680	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	AGR	N	ATT GARAGE	484		44.45	21,515	CONDITION ELEM	CD	
\$NLA(RCN)	\$234	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	280		38.40	10,752	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,680	1962	180.94	303,972	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	BMU	N	BSMT UNFINISHED	464		51.07	23,695	KITCHEN		
				FLOOR COVER	99	N/A	1.00	E	BMU	N	BSMT FINISH-SEP	310		71.69	22,223	BATHS		
				INT FINISH	99	N/A	1.00	F11	O	FPL 1S 10P	1		7,281.00	7,281	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02								ELECT			
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1990 / 32
																	COND	25 25 %
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$294,700