Key: 1899

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,826

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LIVINGSTON ROBERT D TR 74 PHEASANT HILL DR SCITUATE, MA 02066	31-1-50-F	74 PHEASANT HILL DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LIVINGSTON ROBERT D TR	07/21/2017	F	1	(125487)
LIVINGSTONE BEVERL;Y B &	03/19/2009	F	1	(113099)
LIVINGSTONE BEVERLY B & R	03/19/2009	F	1	(113099)

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

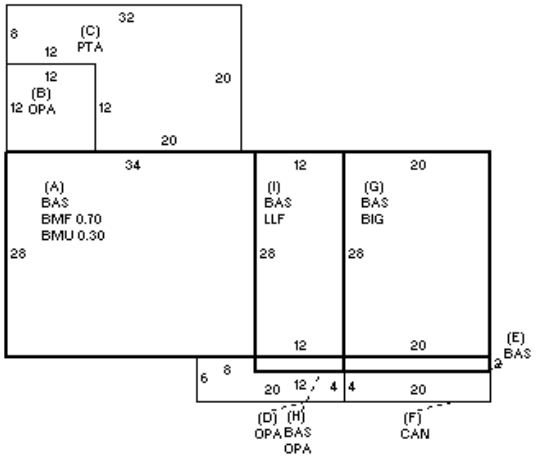
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-233	06/01/2008	3	ALTERATIONS	3,000	07/10/2009	SJ	100	100
		7	OTHERS		05/04/2006	SJ	100	100

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	440,000	1.00	100	1.00	R04	1.00			404,040
300	A	0.001	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00			20

TOTAL	40,025 SF	ZONING		FRNT	62
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	404,100	367,300
BUILDING	419,300	373,200
DETACHED	0	0
OTHER	0	0
TOTAL	**823,400**	**740,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/16/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/10/2009	SJ
LIST	7/10/2009	EST
REVIEW	3/24/2011	KT

BLDG COMMENTS

FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	2,248	DETAIL ADJ	1.030
$NLA(RCN)	$252	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$7,416
# 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	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	286		47.83	13,678
A	BMF	N	BSMT FINISH-SEP	666		67.14	44,714
+	OPA	N	OPEN PORCH	264		51.50	13,596
C	PTA	N	PATIO	496		14.90	7,390
+	BAS	L	BASE AREA	1,912	1960	203.45	388,987
F	CAN	N	CANOPY	80		17.00	1,360
G	BIG	N	BUILT-IN GARAGE	560		44.20	24,750
I	LLF	L	LOWER LEVEL FIN	336	1960	140.33	47,150
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	F12	O	FPL 1S 2OP	1		10,347.00	10,347

TOTAL RCN	566,669
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$419,300