

Key: 1900

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.827

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BARRON JOHN P & JULIE C 68 PHEASANT HILL DR SCITUATE, MA 02066				31-1-50-G				68 PHEASANT HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BARRON JOHN P & JULIE C				11/09/2012	QS	492,500	(118258)				
AMES DAVID W & TANYA R				01/27/2006	QS	550,000	(108609)				
MORIN JOSEPH P &				10/31/1995	QS	255,000	(C88772)				

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	%
21-484	05/11/2021	2	ADDITIONS	255,000	07/14/2021	JD	100	60
21-284	05/11/2021	2	ADDITIONS	255,000	04/25/2022	JD	100	100
		7	OTHERS		09/20/2006		100	100
		6	CYCL GROWTH				100	100

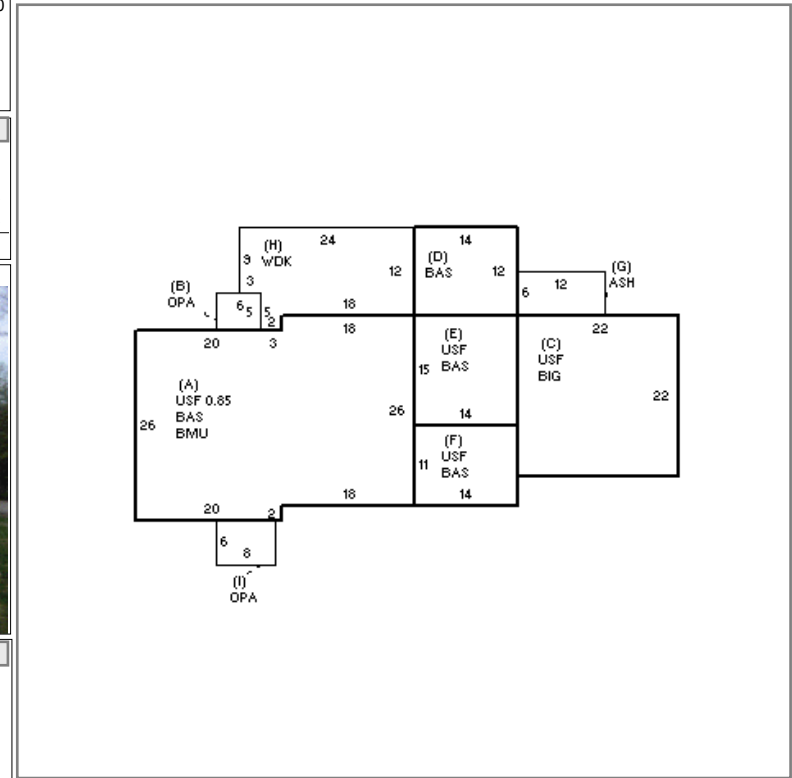
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.024	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	480

TOTAL	41,060 SF		ZONING	FRNT	185	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	404,500	367,800
Inf1	FACTOR 100			BUILDING	836,100	743,800		
Inf2	PHY 100			DETACHED	900	900		
				OTHER	0	0		
				TOTAL	1,241,500	1,112,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		80	15.97	900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/25/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	836,124
NET AREA	3,208	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	988		52.05	51,428	CONDITION ELEM	CD
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	840	1965	214.70	180,347	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	78		56.65	4,419	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	484		55.94	27,074	KITCHEN	V
				FLOOR COVER	24	COMB	1.00	+	USF	L	UPPER STORY FIN	848	2021	214.70	182,065	BATHS	V
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,366	1965	236.09	322,500	HEAT	U
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	BAS	L	BASE AREA	154	2021	236.09	36,358	ELECT	U
				FUEL SOURCE	1	OIL	1.00	G	ASH	N	ATT SHED	72		24.58	1,770		
								H	WDK	N	WOOD DECK	285		42.24	12,038		
								F21	O	O	FPL 2S 1OP	1		9,062.90	9,063		

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	\$9,061
# UNITS	1	1.00

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$836,100