

Key: 1902

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.829

LEGAL

LAND

DETACHED

BUILDING

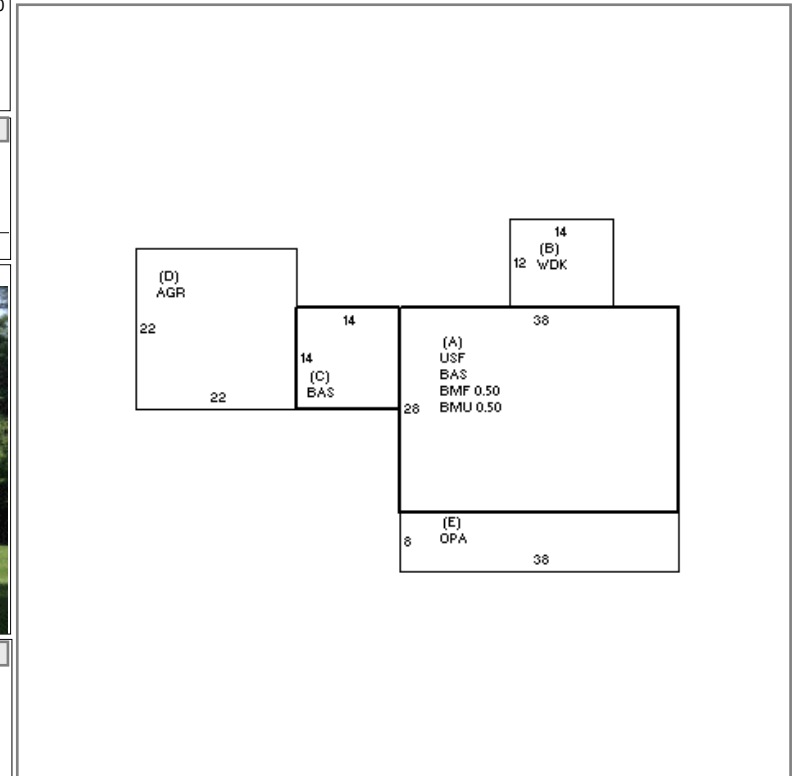
CURRENT OWNER				PARCEL ID				LOCATION			
NEWMAN JAMES M & LYNSEY A 62 PHEASANT HILL DR SCITUATE, MA 02066				31-1-50-I				62 PHEASANT HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEWMAN JAMES M & LYNSEY A				05/02/2014	QS	500,000	(120358)				
KAHL DONALD L & ADA A				01/01/1971	QS		(45714)				
SLOWIK JOHN R & PATRICIA				01/01/1968	XX		(C00040294)				

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	%
20-525	08/31/2020	3	ALTERATIONS	60,000	07/14/2021	JD	100	100
06-215	04/19/2006	3	ALTERATIONS	17,600	06/27/2006	SJ	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	0.002	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	40

TOTAL	40,075 SF	ZONING	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,100	367,400
Inf1	FACTOR 100		BUILDING	459,400	425,200		
Inf2	PHY 100		DETACHED	1,700	1,600		
			OTHER	0	0		
			TOTAL	865,200	794,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	16 X 12		192	12.38	1,700



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	620,841																			
NET AREA	2,324	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	532		50.99	27,125	CONDITION ELEM	CD																			
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	532		71.58	38,079	EXTERIOR	A																			
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	1,064	1961	200.25	213,062	INTERIOR	G																			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	168		42.24	7,096	KITCHEN	G																			
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,260	1961	220.20	277,450	BATHS	G																			
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	484		48.90	23,667	HEAT	U																			
				HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	304		56.65	17,222	ELECT	A																			
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063																						
				<table border="1"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">1984 / 38</td> </tr> <tr> <td>COND</td> <td>26</td> <td>26 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>26</td> <td>% GD 74</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$459,400</td> </tr> </table>															EFF.YR/AGE	1984 / 38		COND	26	26 %	FUNC	0		ECON	0		DEPR	26	% GD 74	RCNLD	\$459,400	
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CAPACITY		UNITS	ADJ																																	
STORIES	2	1.00																																		
ROOMS	8	1.00																																		
BEDROOMS	4	1.00																																		
BATHROOMS	3	1.00																																		
# 1/2 BATHS	0	1.00																																		
TOT FIXTURES	9	\$8,078																																		
# UNITS	1	1.00																																		