

Key: 1904

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.831

LEGAL

LAND

DETACHED

BUILDING

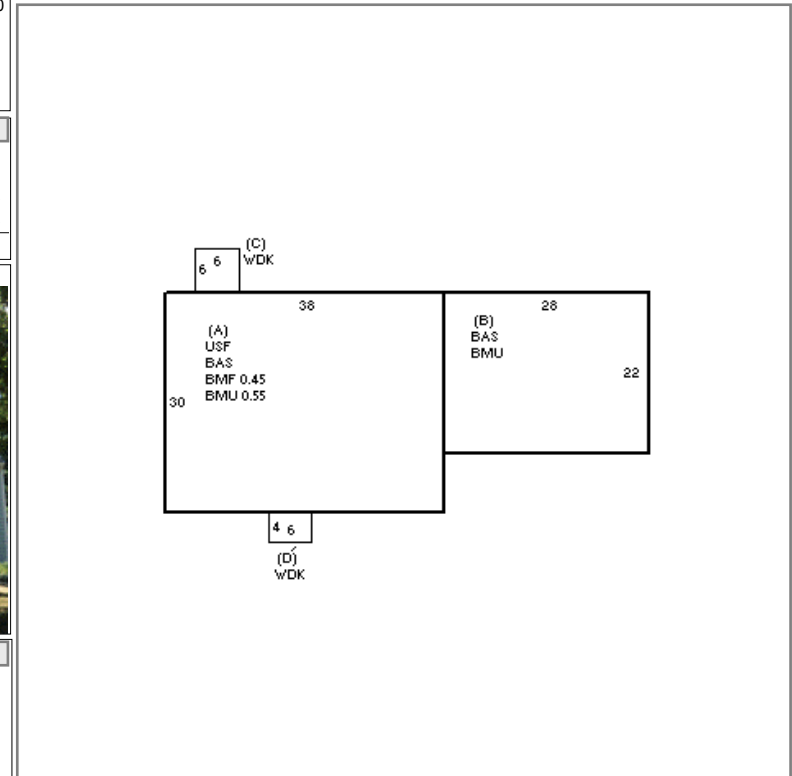
CURRENT OWNER				PARCEL ID				LOCATION			
DOWLING MARK C 52 PHEASANT HILL DR SCITUATE, MA 02066				31-1-50-K				52 PHEASANT HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DOWLING MARK C				09/13/2013	F	100 (119583)					
DOWLING MARK C & AMY P				12/18/2008	O	625,000 (112809)					
BJORKLUND J.STEPHEN &				10/15/2008	H	412,000 (112583)					

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	%
21-1312	10/05/2021	3	ALTERATIONS	27,000	08/04/2022	JD	100	100
		3	ALTERATIONS	10,000	07/10/2009	SJ	100	100
		5	SPLIT/SUB/LA		06/02/2009	SJ	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	0.446	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04		8,830

TOTAL	1.364 Acres	ZONING	N . . comb. with 31-1-43-l see deed	FRNT	159	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE				LAND	412,900	375,800
Infl1	FACTOR 100					BUILDING	563,200	522,500
Infl2	PHY 100					DETACHED	0	0
						OTHER	0	0
TOTAL							976,100	898,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	OTHER FIX=SINK		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	722,066	
NET AREA	2,896	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,243		45.48	56,527	CONDITION ELEM	CD	
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	513		63.84	32,750	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,756	1960	217.52	381,968	INTERIOR	G
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,140	1960	197.81	225,507	KITCHEN	V	
ROOMS	8	1.00		FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	60		42.24	2,534	BATHS	G	
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480	HEAT	A	
BATHROOMS	2	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 10P	1		9,062.90	9,063	ELECT	U	
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00											
TOT FIXTURES	9	\$8,237																
# UNITS	1	1.00																
																EFF.YR/AGE	1997 / 25	
																COND	22 22 %	
																FUNC	0	
																ECON	0	
																DEPR	22 % GD 78	
																RCNLD	\$563,200	