

Key: 1907

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.834

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HOM RICHARD H & CORNACCHIO JANET L 30 PHEASANT HILL DRIVE SCITUATE, MA 02066				31-1-43-K				30 PHEASANT HILL DR			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				HOM RICHARD H & GERRIER ROBERT P AND MARI EAVENSON JOHN L AND MARY				11/22/1985	QS	188,500	(72394)
						11/23/1982	XX		(C00066865)		
						01/01/1974	XX		(C00052422)		

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	%
95-48	02/01/1995	3	ALTERATIONS				100	100

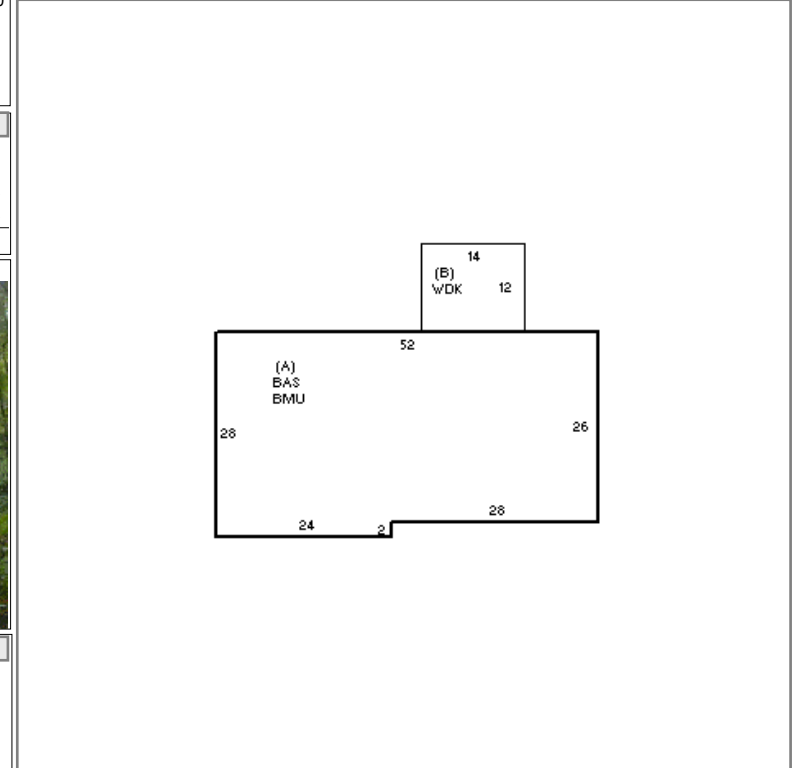
LAND

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	440,000	1.00	100	1.00	R04		404,040
300	A	0.302	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04		5,980

TOTAL	1.220 Acres	ZONING	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	410,000	373,100
Infl1	FACTOR 100		BUILDING	300,100	267,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	710,100	640,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/20/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW		
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

G

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	405.532															
NET AREA	1,400	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,400		45.29	63,407																	
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,400	1967	207.27	290,181																	
				ROOF SHAPE			1.00	B	WDK	N	WOOD DECK	168		42.24	7,096																	
				ROOF COVER	1	ASPH SHINGLES	1.00		BMF	N	BSMT FINISH-SEP	400		63.58	25,432																	
				FLOOR COVER			1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480																	
				INT FINISH			1.00		FPL	O	FIREPLACE	1		8,594.30	8,594																	
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	0		1.00																									
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