

Key: 1908

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.835

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHAMITZ S ROBERT 24 PHEASANT HILL DR SCITUATE, MA 02066				31-1-43-L				24 PHEASANT HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHAMITZ S ROBERT				12/18/2018	F	1	(127912)				
SHAMITZ ROBERT & KATY				02/23/2018	QS	500,000	(126433)				
NELSON CHRISTINE ARTHUR				08/30/2002	QS	437,000	(101946)				

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 %
18-215	04/18/2018	3	ALTERATIONS	48,000	07/23/2018	JD	100 100
18-215	04/18/2018	3	ALTERATIONS	48,000	12/11/2018	JD	100 100
98-365	07/22/1998	3	ALTERATIONS				100 100


LAND

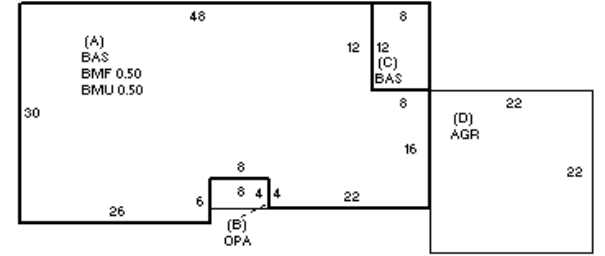
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	WS 1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R04 1.00	404,040
300	A	0.222	WS 1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04 1.00	4,400

DETACHED

TOTAL	1.140 Acres	ZONING	FRNT	183	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	408,400	371,500
Infl1	FACTOR 100		BUILDING	346,100	311,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	754,500	683,400		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/22/2019
									



BUILDING	CD	ADJ	DESC	MEASURE	12/11/2018	JD
MODEL	1		RESIDENTIAL	LIST	12/11/2018	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/22/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	438,045
NET AREA	1,588	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	746		46.96	35,031	CONDITION ELEM	CD
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	746		65.92	49,177	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	32		56.65	1,813	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,588	1964	197.49	313,618	KITCHEN	G
				FLOOR COVER	24	COMB	1.00	D	AGR	N	ATT GARAGE	484		48.90	23,667	BATHS	V
				INT FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 1OP	1		8,009.10	8,009	BATHS	V
				HEATING/COOLING	1	FORCED AIR	1.00									HEAT	A
				FUEL SOURCE	2	GAS	1.00									ELECT	U

EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$346,100