

Key: 197

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 178

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HIGGS SUSAN LANGER & LANGER JOHN DAVID P O BOX 404 NORTH SCITUATE, MA 02060				12-1-20-0				33 HENRY TURNER BAILE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HIGGS SUSAN LANGER & LANGER JOHANNES KURT AND				08/16/1985	QS			6256-331			
				01/01/1954	XX			2297-466			

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 %

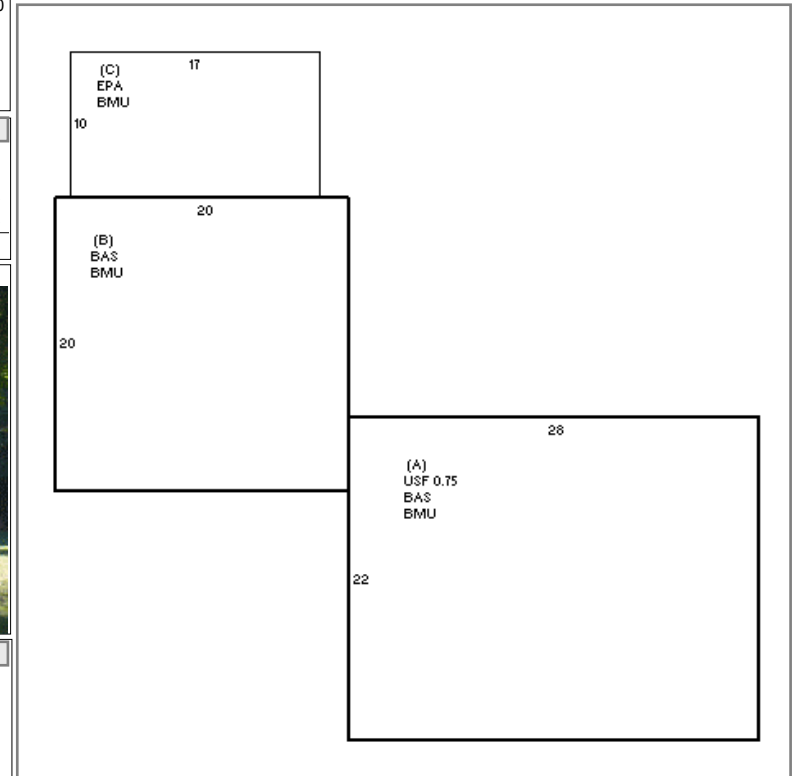
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	3,182	NS 1.00	100	1.00	10,098	1.00	W60	0.60	R02	0.85	32,130

TOTAL	4.100 Acres	ZONING		FRNT	320	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	375,600	363,200		
Inf1	FACTOR 100		BUILDING	189,100	175,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	564,700	539,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	429,764		
NET AREA	1,478	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,186		45.05	53,426	CONDITION ELEM	CD		
\$NLA(RCN)	\$291	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,016	1945	240.77	244,627	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	462	1945	218.96	101,159	INTERIOR			
				ROOF COVER	1	ASP SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	170		90.20	15,334	KITCHEN			
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491	BATHS			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS			
				HEATING/COOLING	2	HOT WATER	1.02									HEAT			
				FUEL SOURCE	99	N/A	1.00									ELECT			
																		EFF.YR/AGE	1956 / 66
																		COND	56 56 %
																		FUNC	0
																		ECON	0
																		DEPR	56 % GD 44
																		RCNLD	\$189,100