

Key: 1971

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.895

LEG  
AL  
LAND

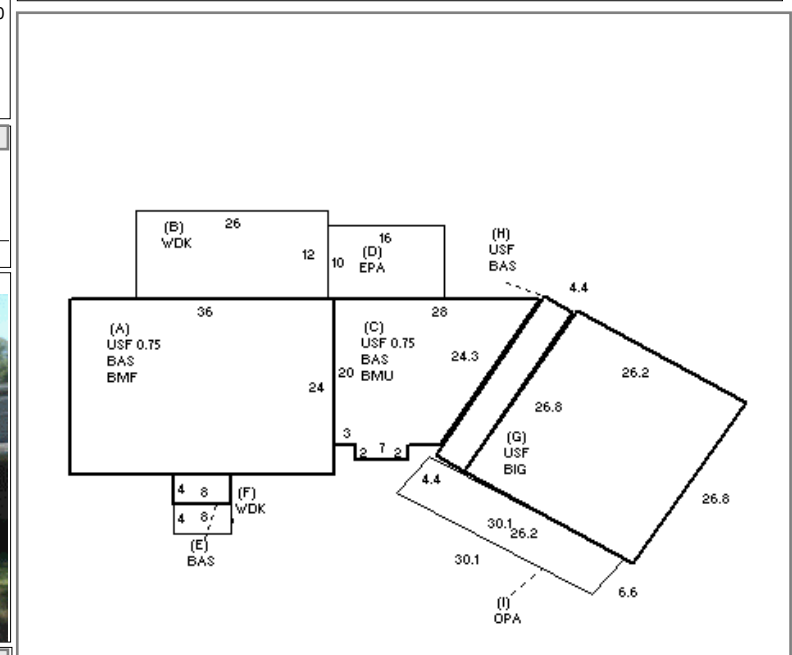
CURRENT OWNER				PARCEL ID				LOCATION			
TODD LEIGH N & CARL T 11 DUNSTER LN SCITUATE, MA 02066				52-2-46-0				11 DUNSTER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TODD LEIGH N & CARL T				06/12/2009	F	1	37342-294				
TODD LEIGH N				03/15/2001	QS	319,900	19504-293				
FIELD FRED J & KARYN M DO				10/30/1991	QS	165,000	10558-2				

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	%
19-522	07/17/2019	3	ALTERATIONS	107,800	07/27/2020	JD	100	100
		7	OTHERS		08/13/2013	SJ	100	100
13-373	06/17/2013	2	ADDITIONS	6,000	09/29/2014	RJM	100	100
12-526	09/06/2012	7	OTHERS	30,000	08/13/2013	SJ	100	100
		6	CYCL GROWTH		08/08/2011	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	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.026	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	440

TOTAL	41,121 SF	ZONING	FRNT	167	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE IN M47...			LAND	343,900	312,600
Inf1	FACTOR 100		BUILDING	785,500	698,800		
Inf2	PHY 100		DETACHED	35,200	33,500		
			OTHER	0	0		
<b>TOTAL</b>					<b>1,164,600</b>	<b>1,044,900</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	+	1.10	10 0.90 36 X 18	2013	648	38.90	22,700
PLH	+	1.10	10 0.90 12 X 15	2013	180	39.86	6,500
SHF	A	1.00	10 0.90 8X12	2014	96	14.95	1,300
HTB	A	1.00	30 0.70		1	5,181.80	3,600
PTD	-	0.90	50 0.50 16 X 19		304	7.09	1,100



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DET  
ACH  
ED

B  
U  
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L  
D  
I  
N  
G

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	902.882		
NET AREA	3,236	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	864		68.00	58,752	CONDITION ELEM	CD		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,460	1958	214.46	313,108	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	344		42.24	14,531	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BMU	N	BSMT UNFINISHED	437		48.44	21,168	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00	C	USF	L	UPPER STORY FIN	328	2005	214.46	70,343	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	160		99.22	15,875	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	469	2005	235.82	110,602	ELECT	U		
				FUEL SOURCE	1	OIL	1.00	G	BIG	N	BUILT-IN GARAGE	697		51.55	35,934				
																	EFF.YR/AGE	2009 / 13	
																	COND	13 13 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	13 % GD 87	
																	RCNLD	\$785,500	