

Key: 2018

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.944

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EROMIN JODI A & JAMES M 27 WATCH HILL DR SCITUATE, MA 02066				52-2-5-B				27 WATCH HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EROMIN JODI A & JAMES M				07/30/1998	A	237,500	16450-159				
DAVIS BRIAN R				02/23/1996	G2	170,000	14155-160				
TEDFORD GLENN L & ELLEN				04/22/1988	XX		8405-232				

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	%
97-450	07/01/1997	1	NEW CONST				100	100

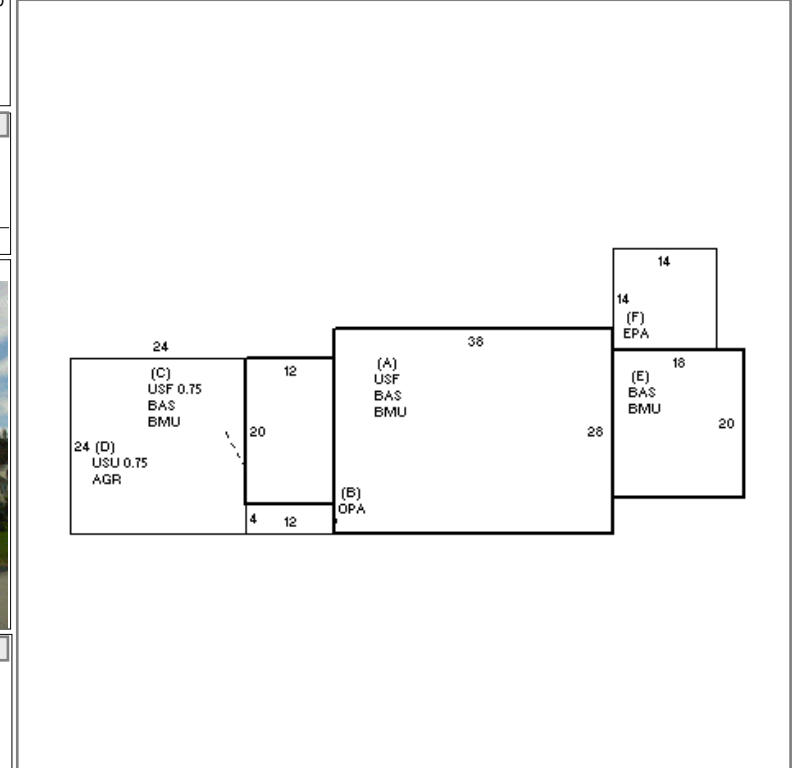
LAND

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	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.262	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	5,190

TOTAL	1.180 Acres	ZONING	FRNT	476	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	409,200	372,300
Inf1	FACTOR 100		BUILDING	547,400	507,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						956,600	879,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/23/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/23/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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

G

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	692,881													
NET AREA	2,908	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,664		41.76	69,494															
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,664	1998	190.29	316,641															
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,244	1998	173.05	215,271															
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	48		51.50	2,472															
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	576		42.64	24,563															
				INT FINISH	99	N/A	1.00	D	USU	N	UPPER STORY UNF	432		76.28	32,952															
				HEATING/COOLING	2	HOT WATER	1.02	F	EPA	N	ENCLOSED PORCH	196		90.20	17,679															
				FUEL SOURCE	99	N/A	1.00	F11	O		FPL 1S 1OP	1		7,281.00	7,281															
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