Key: **2023**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,949

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
INLY SCHOOL **46 WATCH HILL DR** **SCITUATE, MA 02066**	**52-2-3-0**	**134 CORNET STETSON RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
INLY SCHOOL	07/31/1996	K	207,500	14552-86
TERRANOVA CHARLES W & JAN	12/02/1986	XX		7308-253
THE COMMUNITY MONTESSORI	01/01/1974	XX		3924-681

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9400	**100**	**ELEMENTARY LEVEL**		**1**	**1 of 1**

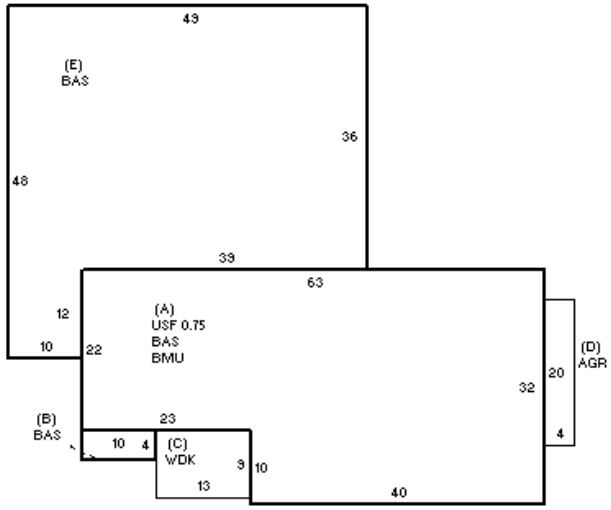
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01434	08/13/2001	1	NEW CONST				100	100

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	374,000	1.00	100	1.00	R02	0.85			343,430
300	A	0.192	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85			3,230

TOTAL	1.110 Acres	ZONING		FRNT	159
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	346,700	296,800
BUILDING	932,000	828,800
DETACHED	0	0
OTHER	0	0
TOTAL	**1,278,700**	**1,125,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/13/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	0	1.00	[100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	4/1/2011	DF

BLDG COMMENTS

INLY DAY SCHOOL

YEAR BLT	1946	SIZE ADJ	1.000
NET AREA	5,050	DETAIL ADJ	1.020
$NLA(RCN)	$240	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	0	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	10	$9,792
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,786		49.46	88,334
A	USF	L	UPPER STORY FIN	1,340	1946	199.44	267,256
+	BAS	L	BASE AREA	1,826	1946	219.32	400,471
C	WDK	N	WOOD DECK	117		46.08	5,392
D	AGR	N	ATT GARAGE	80		79.38	6,350
E	BAS	L	BASE AREA	1,884	1994	219.32	413,192
	BMG	O	BSMT GARAGE	2		2,989.20	5,978
	F22	O	FPL 2S 2OP	1		13,566.00	13,566

TOTAL RCN	1,210,332

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1994 / 28		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$932,000