

Key: 2024

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.950

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
INLY SCHOOL 46 WATCH HILL DR SCITUATE, MA 02066				52-2-3-A				46 WATCH HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
INLY SCHOOL				01/01/1974	QS		7308-253				

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 %
21-508	05/18/2021	3	ALTERATIONS	28,432	08/08/2022	JD	100 100
18-475	07/26/2018	3	ALTERATIONS	25,810	08/26/2019	JD	100 100
16-533	09/13/2016	7	OTHERS	25,000	08/07/2016		100 100
15-490	08/03/2015	2	ADDITIONS	3,763,555	08/09/2016		100 100
18-516	08/08/2020	3	ALTERATIONS	5,299	08/26/2019	JD	100 100

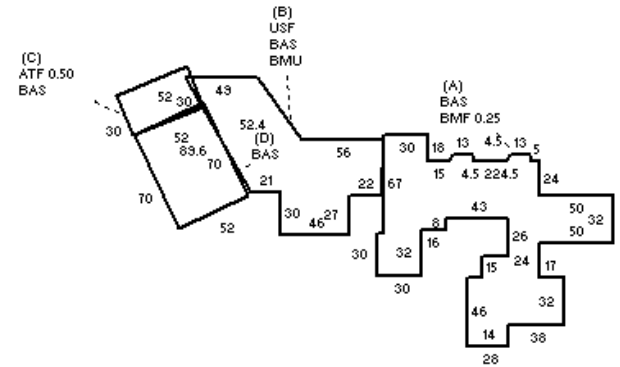
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	151,589	C03 1.00	150	1.50	100	1.00	1.00	C03	0.75		1,573,440

TOTAL	3.480 Acres	ZONING	FRNT	198	ASSESSED	CURRENT	PREVIOUS
Ngh	3	NOTE	LAND	1,573,400	1,505,700		
Inf1	FACTOR 150		BUILDING	6,269,600	6,055,200		
Inf2	PHY 100		DETACHED	32,800	31,000		
			OTHER	0	0		
			TOTAL	7,875,800	7,591,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		15,000	3.40	25,500
GHD	A	1.00	10 0.90	2016	360	22.64	7,300



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM-5	
STYLE	96	1.40	SCHOOLS [100%]	LIST
QUALITY	V	1.20	VERY GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	8/8/2022 JD

BLDG COMMENTS

INLY SCHOOL

BUILDING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	7,044,547		
NET AREA	34,476	DETAIL ADJ	1.341	FOUNDATION	4	FLR & WALL	1.00	A	BMF	L	BSMT FIN-SEP	2,829	1972	111.55	315,585	CONDITION ELEM	CD		
\$NLA(RCN)	\$204	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	11,317	1972	208.07	2,354,685	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNF	7,175		33.60	241,080	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BASE AREA	7,175	2016	208.07	1,492,875	CDN/APP	G		
				FLOOR COVER	4	TILE	0.98	B	USF	L	UP-STRY FIN	7,175	2016	208.07	1,492,875				
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	5,200	1972	208.07	1,081,944				
				HEATING/COOL	5	ELECTRIC BB	0.98	C	ATF	L	ATTIC	780	1972	83.98	65,503				
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF. YR/AGE	2011 / 11
																		COND	11 11 %
																		FUNC	0
																		ECON	0
																		DEPR	11 % GD 89
																		RCNLD	\$6,269,600