

Key: 2025

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.951

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
INLY SCHOOL, INC 46 WATCH HILL DR SCITUATE, MA 02066				52-2-5-0				132 CORNET STETSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
INLY SCHOOL, INC				01/26/2011	F	1	39590-242				
INLY, LLC				04/19/2005	K	920,000	30368-77				
KEARNEY JOHN F & JAMI-SUE				07/01/1996	F	1	14480-82				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9400	100	ELEMETARY LEVEL				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-839	12/12/2013	3	ALTERATIONS	180,000	07/01/2014	ROM	100	100
		7	OTHERS		05/04/2006	SJ	100	100
05-547	08/29/2005	3	ALTERATIONS				100	100
05-403	07/14/2005	3	ALTERATIONS				100	100
99-75	03/05/1999	3	ALTERATIONS				100	100

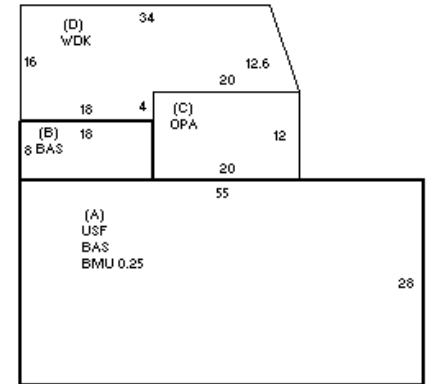
LAND

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	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.582	WS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	9,800

TOTAL	1.500 Acres		ZONING	FRNT	536		ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	353,200	302,700	
Infl1	FACTOR 100			BUILDING	574,800	533,900			
Infl2	PHY 100			DETACHED	900	800			
				OTHER	253,400	241,900			
				TOTAL		1,182,300	1,079,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
S/V	A	1.00	SV 1.00 SHED	1995	800	1.10	900	11/13/2003



BLDG COMMENTS
INLY

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	DF
MODEL	1		RESIDENTIAL				
STYLE	5	1.00	COLONIAL [100%]	LIST			
QUALITY	G	1.20	GOOD [100%]	REVIEW	3/24/2011		DF
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	798,390
NET AREA	3,224	DETAIL ADJ	1.020	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	385		75.78	29,176		
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,540	1900	208.60	321,238		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,684	1900	229.38	386,274		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	240		61.80	14,832		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	504		46.08	23,225		
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	2		9,375.00	18,750		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										

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

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$574,800

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
9400	100	ELEMENTARY LEVEL				2	2 of 2
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

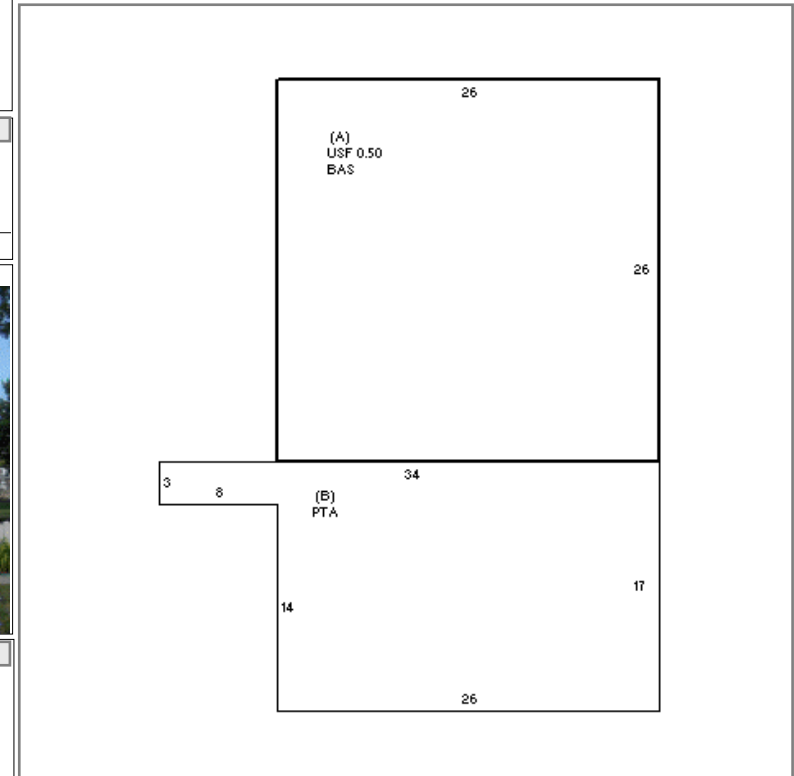
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	253,400	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2014	ROM
MODEL	5		CIM-5	LIST	7/1/2014	ROM
STYLE	97	1.13	CLASSROOMS [67%]	REVIEW	7/3/2014	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,014	DETAIL ADJ	1.102	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	676	1986	317.57	214,677
\$NLA(RCN)	\$320	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	338	1986	317.57	107,339
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	466		6.00	2,796
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	324,812
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	1999 / 23
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$253,400