

Key: 2027

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.954

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SIMONS RONALD G & CINDY PO BOX 245 GREENBUSH, MA 02040				52-2-7-0				124 CORNET STETSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SIMONS RONALD G & CINDY				06/06/2003	F	25365-121		19886-267			
SIMONS RONALD G				05/24/2001	F	2814-181					
SIMONS SAMUEL				01/01/1961	QS						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	50	MULTI-USE COM				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		1	NEW CONST	291,000	04/21/2016	SJ	100	95
		1	NEW CONST	291,000	06/10/2015	SJ	100	80
	12/02/2013	4	DEMO		07/01/2014	ROM	100	100
	12/02/2013	1	NEW CONST	291,000	07/01/2014	ROM	100	30
	12/02/2013	1	NEW CONST	291,000	08/09/2017	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	43,560	C04	1.00	100	1.00	100	1.00	341,615	1.00	100	0.85	341,620
203	A	0.345	C04	1.00	100	1.00	100	1.00	170,850	1.00	100	0.85	58,940

TOTAL	1.345 Acres	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	4	NOTE	LAND	400,600	383,500		
Inf1	FACTOR 100		BUILDING	17,900	17,100		
Inf2	PHY 100		DETACHED	6,500	6,200		
			OTHER	923,800	830,400		
			TOTAL	1,348,800	1,237,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 12X12		144	13.23	1,000	[Diagram showing a large rectangular area with labels (A) BAS, (B) CAN, (C) ASH and dimensions 16, 20, 28, 8]
CAN	V	1.50	20 0.80 16X28 (448	9.60	3,400	
SHF	V	1.50	20 0.80 8X16		128	20.49	2,100	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/14/2022	PJK
MODEL	5		CIM-5	LIST	5/12/2011	DF
STYLE	53	0.36	STORAGE [100%]	REVIEW	3/18/2011	DF
QUALITY	M	0.50	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	560	DETAIL ADJ	0.277	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	560	1940	58.52	32,769
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	CAN	N	CANOPY	224		11.00	2,464
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	160		12.50	2,000
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								

CAPACITY	UNITS	ADJ	TOTAL RCN	37,233
STORIES	1	1.00	CONDITION ELEM	CD
% HEATED	0	.95	EXTERIOR	F
% AIR COND	0	1.00	INTERIOR	F
% SPRINKLER	0	1.00	CDN/APP	F
			EFF.YR/AGE	1961 / 61
			COND	52 52 %
			FUNC	0
			ECON	0
			DEPR	52 % GD 48
			RCNLD	\$17,900

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CURRENT OWNER		PARCEL ID	LOCATION		
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0310	50	MULTI-USE COM				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	923,800	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2014	ROM
MODEL	1		RESIDENTIAL	LIST	7/1/2014	ROM
STYLE	4	1.10	CAPE [100%]	REVIEW	7/3/2014	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	2014	SIZE ADJ	1.000
NET AREA	4,409	DETAIL ADJ	1.100
\$NLA(RCN)	\$228	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		9	\$7,920
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,291		44.12	56,960
+	BAS	L	BASE AREA	2,581	2014	199.42	514,695
+	USF	L	UPPER STORY FIN	1,828	2014	181.35	331,505
+	OPA	N	OPEN PORCH	391		51.50	20,137
D	BIG	N	BUILT-IN GARAGE	1,290		41.09	53,003
+	WDK	N	WOOD DECK	304		38.40	11,674
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	1,004,133
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$923,800

