

Key: 2029

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.957

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WALTER DONALD MARTIN TR & MALLEY BETH ANN TR 98 CORNET STETSON RD SCITUATE, MA 02066				52-2-10-0				98 CORNET STETSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALTER DONALD MARTIN TR & WALTER DONALD M & BETH AN				01/26/2016	F	100	46527-11				
				10/11/2011	F	1	40427-24				
				04/30/1992	QS	160,000	10937-58				

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 %
12-322	06/11/2012	2	ADDITIONS	68,000	08/13/2013	SJ	100 100
10-590	12/10/2010	3	ALTERATIONS	15,800	08/08/2011	SJ	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	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.342	WS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	5,760

TOTAL	1.260 Acres	ZONING	FRNT	246	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	349,200	299,100
Inf1	FACTOR 100		BUILDING	443,900	395,100		
Inf2	PHY 100		DETACHED	17,000	16,200		
			OTHER	0	0		
			TOTAL	810,100	710,400		

DETACHED

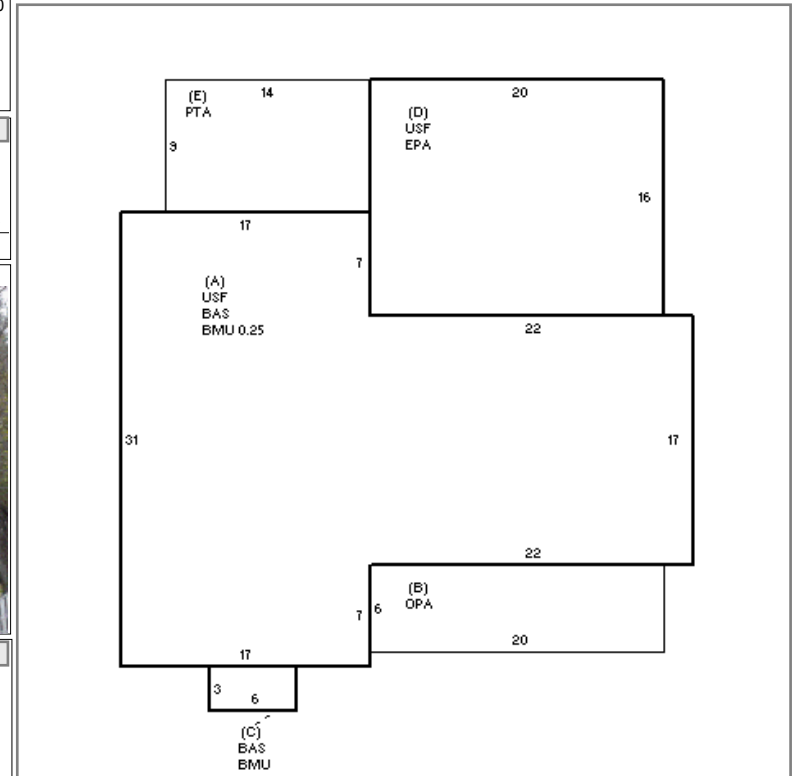
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	30 0.70 GARAGE		616	39.18	16,900
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2013	SJ
MODEL	1		RESIDENTIAL	LIST	8/13/1313	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/25/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1870	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,140	DETAIL ADJ	1.200	FOUNDATION	5	BRICK/STONE	1.00
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7		1.00	FLOOR COVER	99	N/A	1.00
BEDROOMS	3		1.00	INT FINISH	99	N/A	1.00
BATHROOMS	2		1.00	HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	8	\$8,448					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	608,065
+	BMU	N	BSMT UNFINISHED	243		69.46	16,880	CONDITION ELEM CD	
+	BAS	L	BASE AREA	919	1870	262.67	241,397	EXTERIOR	
A	USF	L	UPPER STORY FIN	901	1870	238.87	215,225	INTERIOR	
B	OPA	N	OPEN PORCH	120		56.65	6,798	KITCHEN	
D	EPA	N	ENCLOSED PORCH	320		99.22	31,750	BATHS	
D	USF	L	UPPER STORY FIN	320	2012	238.87	76,439	HEAT	
E	PTA	N	PATIO	126		16.39	2,065	ELECT	
	F21	O	FPL 2S 1OP	1		9,062.90	9,063	EFF.YR/AGE 1980 / 42	
								COND	27 27 %
								FUNC	0
								ECON	0
								DEPR	27 % GD 73
								RCNLD	\$443,900