

Key: 2057

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.983

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SEWARD WILLIAM C & LOGAN E 712 COUNTRY WAY SCITUATE, MA 02066				20-4-2-0				712 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SEWARD WILLIAM C & LOGAN				10/15/2015	QS	480,000	46160-47				
KING PHYLLIS M				12/14/2011	F	-100	40722-166				
KING WILLIAM M				12/10/1993	F	1	12476-190				

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	%
20-459	08/04/2020	3	ALTERATIONS	30,000	06/21/2021	JD	100	100
19-748	10/04/2019	3	ALTERATIONS	10,470	05/11/2020	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,500	NS 1.00	100	1.00	374,000	1.06	100	1.00	R02	0.85	340,740

TOTAL	37,500 SF	ZONING	NO. SCITUATE	FRNT	101	ASSESSED	340,700	CURRENT	328,000	PREVIOUS	332,600
Ngh	NO. SCITUATE	NOTE		LAND		340,700		332,600			
Inf1	FACTOR 100			BUILDING		373,900		500			
Inf2	PHY 100			DETACHED		500		500			
				OTHER		0		0			
				TOTAL		715,100		661,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90 60 0.40	16X6		96	13.45	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/11/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/23/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1929	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,161	DETAIL ADJ	1.122	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	468		68.72	32,163
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	702	1929	223.11	156,624
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	1.00	+	BAS	L	BASE AREA	1,459	1929	245.34	357,951
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	C	AGR	N	ATT GARAGE	264		59.33	15,663
ROOMS	7	1.00	FLOOR COVER	24	COMB	1.00	1.00	D	WDK	N	WOOD DECK	162		42.24	6,843
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	1.02								
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	1.00								
TOT FIXTURES	6	\$5,925													
# UNITS	1	1.00													

TOTAL RCN	584,231
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$373,900

