

Key: 2063

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.989

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GUYDER MICHAEL A 672 COUNTRY WAY SCITUATE, MA 02066				20-4-9-0				672 COUNTRY WAY			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				GUYDER MICHAEL A				05/27/2010	H	1	38565-286
GUYDER MICHAEL A & WENDEL				06/22/1981	QS		5012-156				
VIAU DAVID C AND ANN M				01/01/1969	XX		3489-179				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1040	100	TWO FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
99-29	01/27/1999	4	DEMO				100 100
88-470	08/01/1988	2	ADDITIONS				100 100

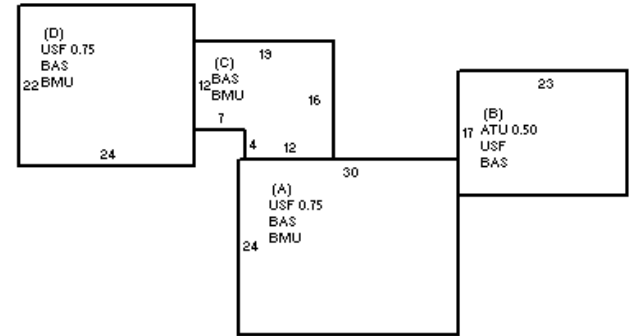
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.582	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	9,800

DETACHED

TOTAL	1.500 Acres	ZONING	FRNT	314	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	353,200	340,500
Inf1	FACTOR 100		BUILDING	342,200	321,300		
Inf2	PHY 100		DETACHED	17,600	16,800		
			OTHER	0	0		
			TOTAL	713,000	678,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	L	0.80 30 0.70	GARAGE/LOFT	1986	660	38.06	17,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	1		RESIDENTIAL			
STYLE	19	1.15	ANTIQUE [100%]			
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 STYLE CHANGE FROM CAPE TO ANTIQUE PER FIELD REVIEW.

G

YEAR BLT	1838	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	950,681	
NET AREA	3,242	DETAIL ADJ	1.196	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,524		51.03	77,762			
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,327	1838	244.59	324,569			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,915	1838	268.96	515,054			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATU	N	ATTIC UNF	196		44.40	8,702			
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887			
				INT FINISH	99	N/A	1.00		KIT	O	XTRA KITCHEN	1		7,816.80	7,817			
				HEATING/COOLING	2	HOT WATER	1.02											
				FUEL SOURCE	99	N/A	1.00											
																	CONDITION ELEM	CD
																	EXTERIOR	
																	INTERIOR	
																	KITCHEN	
																	BATHS	
																	HEAT	
																	ELECT	
																	EFF.YR/AGE	1952 / 70
																	COND	64 64 %
																	FUNC	0
																	ECON	0
																	DEPR	64 % GD 36
																	RCNLD	\$342,200