

Key: 2069

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.993

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FAB INC C/O BEN SCHINELLER 20 POND PARK RD, STE 113 HINGHAM, MA 02043				20-4-14-0				664 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAB INC				05/24/1995	K	200,000	13590-131				
SWIFT WARD C & MARJORIE				09/27/1988	XX		8732-141				
SWIFT WARD C AND MARJORIE				01/01/1943	XX		1833-524				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9570	100	CHAR SERVICES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-775	12/05/2017	3	ALTERATIONS	14,000	07/17/2018	JD	100	100

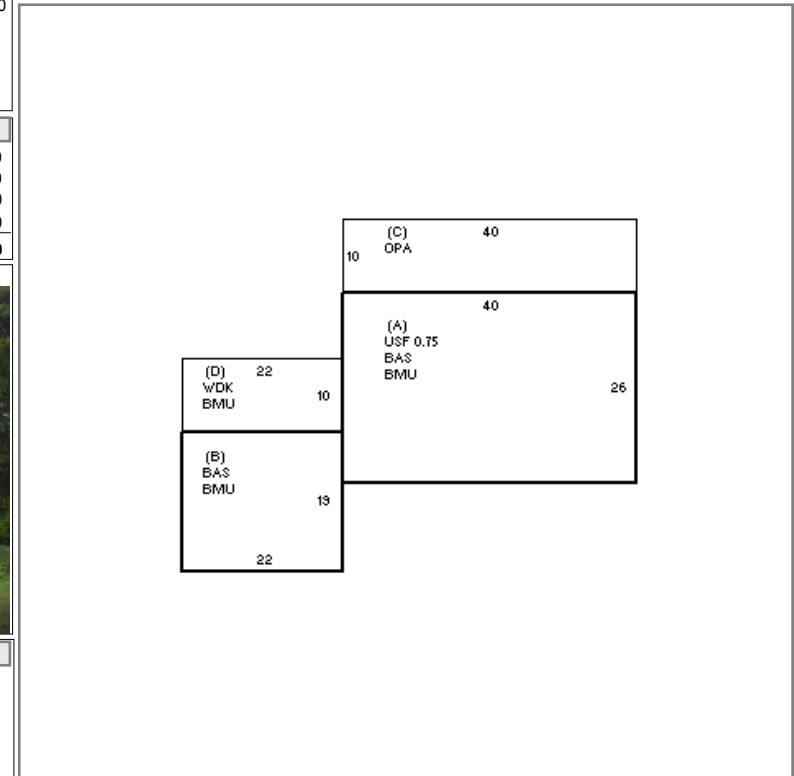
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1,312	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	22,080

TOTAL	2.230 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	365,500	353,000		
Infl1	FACTOR 100		BUILDING	436,900	388,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	802,400	741,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/26/2018	TCK
MODEL	1		RESIDENTIAL	LIST	9/26/2018	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	10/10/2018	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	GROUP HOME		

BLDG COMMENTS		
GROUP HOME		

INDING

YEAR BLT	1926	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	642,496				
NET AREA	2,238	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,678		41.72	70,008	CONDITION ELEM	CD				
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,458	1926	241.76	352,492	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	780	1926	219.86	171,490	INTERIOR	A				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	400		51.50	20,600	KITCHEN	A				
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	220		38.40	8,448	BATHS	G				
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	2		7,281.00	14,562	HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02											ELECT	A		
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	1971 / 51		
																		COND	32 32 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	32	% GD	68
																		RCNLD	\$436,900		