

Key: 21

Town of SCITUATE - Fiscal Year 2024

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

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CALLAHAN DAVID & VIRGINIA 51 INDIAN WIND DRIVE SCITUATE, MA 02066				10-1-2-C				51 INDIAN WIND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CALLAHAN DAVID & VIRGINIA				01/09/2002	QS	588,000	21313-236				
DHARNI KULJIT S AND RENEE				01/06/1998	QS	460,000	15788-197				
TISE, ROBERT J. & KAREN				01/03/1990	XX		9545-238				


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	%
99-192	05/07/1999	3	ALTERATIONS				100	100
89-126	04/01/1989	1	NEW CONST				100	100

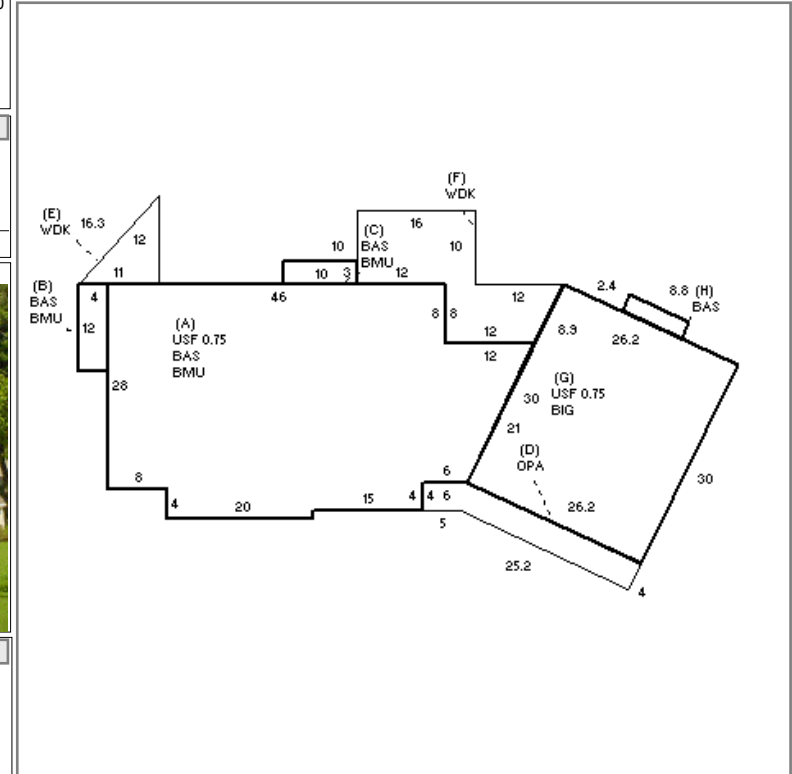
LAND

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	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.352	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	6,970

DETACHED

TOTAL	1.270 Acres	ZONING	FRNT	207	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	411,000	374,000
Inf1	FACTOR 100		BUILDING	798,700	710,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,209,700	1,084,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/12/2003
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2009	PL	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			OTHER FIX=SINK & SHOWER
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	KT	
QUALITY	G	1.20	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,011,043
NET AREA	3,405	DETAIL ADJ	1.155	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,631		50.32	82,068		
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,753	1989	234.61	411,271		
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	125		61.80	7,726		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	WOOD DECK	338		46.08	15,575		
				FLOOR COVER	99	N/A	1.00	G	BIG	N	BUILT-IN GARAGE	784		55.56	43,559		
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,652	1989	257.98	426,191		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F22	O	FPL 2S 2OP	1		13,566.00	13,566		
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		9	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		10	\$11,088														
# UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2000 / 22
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$798,700