

Key: 2153

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.079

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| MOORE PATRICK<br>6 STUDLEY ROYAL<br>SCITUATE, MA 02066 |  |  |  | 20-3-18-F  |    |            |              | 6 STUDLEY ROYAL |  |  |  |
| TRANSFER HISTORY                                       |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| MOORE PATRICK  |  |  |  | 06/27/2018 | QS | 400,000    | 49971-241    |                 |  |  |  |
| COPPOLA WILLIAM D &                                    |  |  |  | 09/25/2014 | O  | 315,000    | 44775-118    |                 |  |  |  |
| SAUTTER RICHARD G                                      |  |  |  | 01/01/1974 | QS |            | 3874-691     |                 |  |  |  |

| 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 %   |
| 16-339 |            | 7             | OTHERS      |        | 03/27/2019 |        | 100 100 |
| 16-339 |            | 3             | ALTERATIONS | 10,000 | 06/28/2017 | SJ     | 100 100 |
| 15-93  | 03/13/2015 | 3             | ALTERATIONS | 10,000 | 06/30/2016 | SJ     | 100 10  |
| 89-232 | 05/01/1989 | 3             | ALTERATIONS | 18,500 | 07/09/2015 | SJ     | 100 100 |

LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 6,770    | NS  | 1.00 | 1.00 | 374,000  | 5.18 | 1.00 | R03 | 0.85 |            | 301,060   |

| TOTAL | 6,770 SF     | ZONING | FRNT     | 66      | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|--------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh   | NO. SCITUATE | NOTE   |          |         | LAND         | 301,100        | 289,800        |
| Inf1  | FACTOR 100   |        | BUILDING | 248,400 | 221,200      |                |                |
| Inf2  | PHY 100      |        | DETACHED | 10,700  | 10,200       |                |                |
|       |              |        | OTHER    | 0       | 0            |                |                |
|       |              |        |          |         | <b>TOTAL</b> | <b>560,200</b> | <b>521,200</b> |

DETACHED

| TY  | QUAL | COND         | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD  |
|-----|------|--------------|----------|----|-------|-----------|--------|
| DGF | L    | 0.80 30 0.70 | GARAGE   |    | 384   | 39.98     | 10,700 |

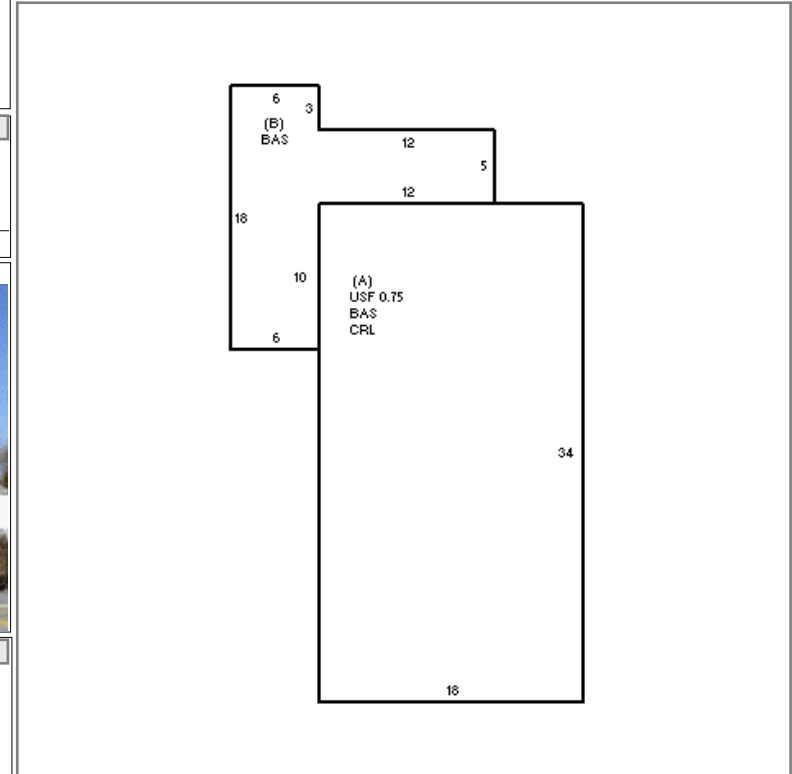
PHOTO 03/28/2019



BLDG COMMENTS  
FY12 FR-CAPE TO CONV

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 3/27/2019 | JD  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 3/27/2019 | EST |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 3/25/2011 | KT  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |



| YEAR BLT   | 1890  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 335.654 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,239 | DETAIL ADJ | 1.200 | FOUNDATION      | 5  | BRICK/STONE   | 1.00 | A | CRL | N | BSMT CRAWL      | 612   |      | 12.44     | 7,611   |           |         |
| \$NLA(RCN) | \$271 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES   | 1.00 | A | USF | L | UPPER STORY FIN | 459   | 1890 | 244.76    | 112,346 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | + | BAS | L | BASE AREA       | 780   | 1890 | 269.15    | 209,937 |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | FLOOR COVER     | 24 | COMB          | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | INT FINISH      | 1  | PLASTER       | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR    | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS           | 1.00 |   |     |   |                 |       |      |           |         |           |         |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       | A  |
| INTERIOR       | G  |
| KITCHEN        | G  |
| BATHS          | G  |
| HEAT           | A  |
| ELECT          | U  |

| EFF.YR/AGE | 1984 / 38  |
|------------|------------|
| COND       | 26 26 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 26 % GD 74 |
| RCNLD      | \$248,400  |