Key: 216

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 197

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LADRIGAN MICHAEL & LINDA 78 HENRY TURNER BAILEY SCITUATE, MA 02066	12-2-4-0	78 HENRY TURNER BAILE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LADRIGAN MICHAEL & LINDA	01/01/1976	QS		(55072)
JACOBSON RICHARD	01/01/1965	XX		(C00035039)
MCNAMARA JOSEPH R AND EDI	01/01/1963	XX		(31665)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 2

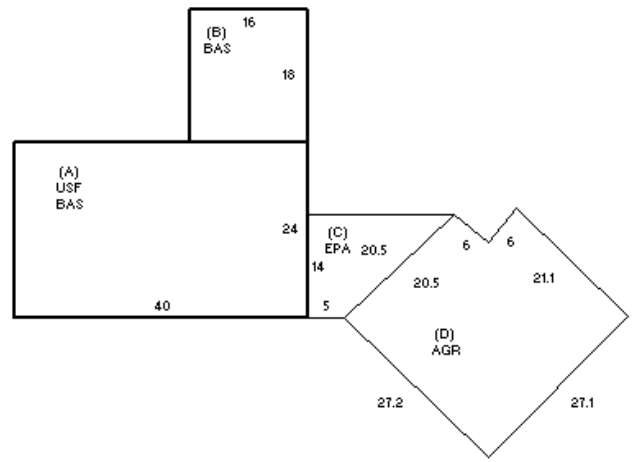
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
93-193	04/27/1993	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

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	100	1.00	374,000	1.00	100	1.00	R02	0.85			343,430
300	A	2.032	NS	1.00	100	1.00	100	1.00	11,781	1.00	70	0.70	R02	0.85			23,940

TOTAL	2.950 Acres	ZONING		FRNT	129
Ngh	NO. SCITUATE	NOTE	. . . .INFL3=CELL TOWER		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	367,400	354,900
BUILDING	335,000	315,700
DETACHED	1,300	1,200
OTHER	56,500	56,100
TOTAL	**760,200**	**727,900**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV	1.00	SHED		800	1.10	900
S/V	A	1.00	SV	1.00	SHED		200	1.10	200
S/V	A	1.00	SV	1.00	SHED		200	1.10	200

PHOTO 10/03/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/13/2001	SR
LIST		
REVIEW	3/4/2011	KT

BLDG COMMENTS

FY12 FR- CONV TO COLONIAL

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,208	DETAIL ADJ	1.020
$NLA(RCN)	$220	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	15	LOGS	1.00
ROOF SHAPE	99	N/A	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,248	1950	201.90	251,971
A	USF	L	UPPER STORY FIN	960	1950	183.61	176,262
C	EPA	N	ENCLOSED PORCH	175		90.20	15,785
D	AGR	N	ATT GARAGE	689		41.06	28,288
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN 485,441

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1972 / 50

COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69

RCNLD $335,000

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TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		2	2 of 2

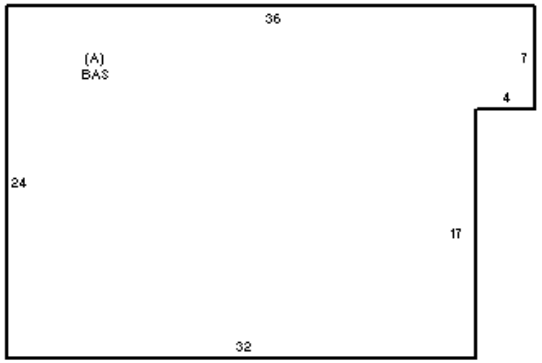
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	56,500	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/03/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	3/4/2011	KT

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	796	DETAIL ADJ	0.722
$NLA(RCN)	$197	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,733
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	15	LOGS	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	796	1958	185.98	148,044
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	157,058
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		$56,500