

Key: 217

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 199

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CURRENT OWNER				PARCEL ID				LOCATION			
CAULFIELD CHRISTINA & DUNN STEPHEN				12-2-4-A				76 HENRY TURNER BAILE RD			
76 HENRY TURNER BAILE RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				CAULFIELD CHRISTINA & OVANS DONALD & ANDREA				06/14/2022	QS	659,000	(134013)
				OVANS DONALD & GORDON AND				03/29/2001	F	-100	(99013)
								01/01/1984	XX	70488-0	

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	%
23-332	04/14/2023	3	ALTERATIONS	44,225	07/11/2023	JD	100	100
		7	OTHERS		06/05/2022	JD	100	100
89-214	05/01/1989	3	ALTERATIONS				100	100

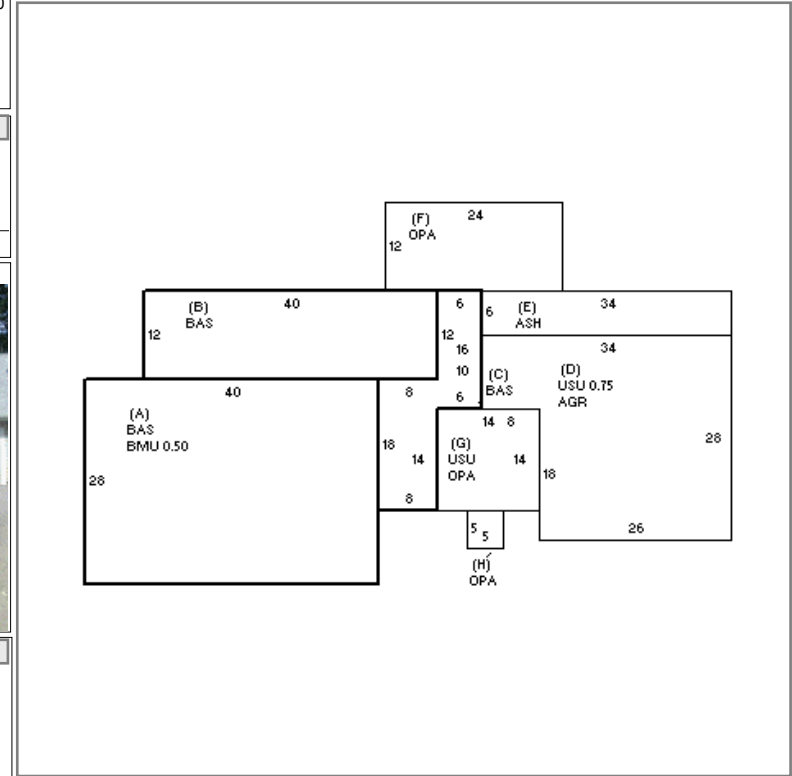
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.008	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	130

TOTAL	40,365 SF	ZONING	NO SCITUATE	FRNT	258	ASSESSED	CURRENT	PREVIOUS
Ngh	NO SCITUATE	NOTE		LAND	343,600	330,700		
Inf1	FACTOR 100		BUILDING	299,700	283,000			
Inf2	PHY 100		DETACHED	0	100			
			OTHER	0	0			
				TOTAL	643,300	613,800		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	6/5/2022	JD
MODEL	1		RESIDENTIAL	LIST	1/3/2011	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/11/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
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YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	468,206			
NET AREA	1,840	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	560		57.72	32,323	CONDITION ELEM	CD			
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,840	1961	166.86	307,028	EXTERIOR	F			
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	808		39.91	32,248	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ASH	N	UPPER STORY UNF	802		66.89	53,644	KITCHEN	A			
				FLOOR COVER	24	COMB	1.00	E	USU	N	ATT SHED	204		4,143	4,143	BATHS	G			
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	509		51.50	26,214	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1			7,281.00	7,281	ELECT	A			
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			1,163.00	1,163					
																		EFF.YR/AGE	1968 / 54	
																		COND	36 36%	
																		FUNC	0	
																		ECON	0	
																		DEPR	36 % GD 64	
																		RCNLD	\$299,700	