

Key: 218

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 200

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
DOLAN JOHN F JR TR & JANET ANN TR PO BOX 1 GREENBUSH, MA 02040				12-2-5-0				70 HENRY TURNER BAILE RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
				DOLAN JOHN F JR TR & DOLAN JOHN F & JANET A MERRITT CONSTANCE				11/18/2013	F	100 (119817)		(108168)	
				10/26/2005	H	226,000		(107036)					
				04/04/2005	A	1							

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	%
08-562	11/05/2008	3	ALTERATIONS	35,000	06/16/2009	SJ	100	100
08-562	11/05/2008	2	ADDITIONS	35,000	06/21/2010	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,353	NS	1.00	100	1.00	100	1.00	R02	0.85		320,260

TOTAL	19,341 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	320,300	308,300		
Inf1	FACTOR 100		BUILDING	105,900	99,400		
Inf2	PHY 100		DETACHED	9,200	8,800		
			OTHER	0	0		
			TOTAL	435,400	416,500		

DETACHED

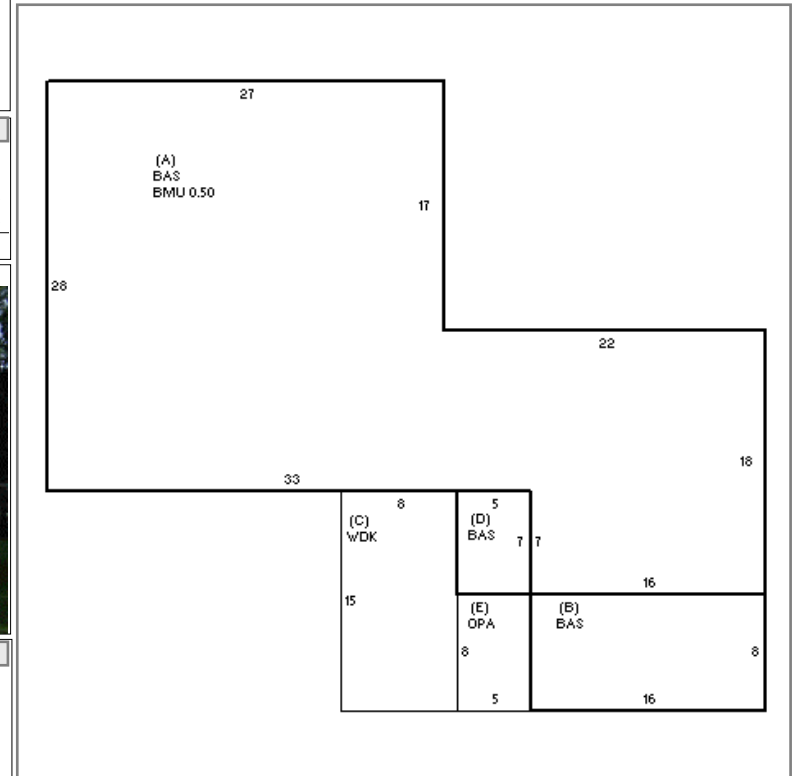
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	50 0.50 GARAGE		330	47.50	7,800
S/V	A	1.00	SV 1.00 SHED		1,300	1.10	1,400



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2010	SJ
MODEL	1		RESIDENTIAL	LIST	6/21/2010	SJ
STYLE	1	0.85	RANCH [100%]	REVIEW	3/4/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,273	DETAIL ADJ	0.867
\$NLA(RCN)	\$231	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,081	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	555		57.97	32,174
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,110	1900	193.18	214,431
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	163	2009	193.18	31,489
ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	120		38.40	4,608
FLOOR COVER	99	N/A	1.00	E	OPA	N	OPEN PORCH	40		51.50	2,060
INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	294,124
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	\$105,900