

Key: 2233

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.152

LEGALS

LAND

DETACHED

BUILDING

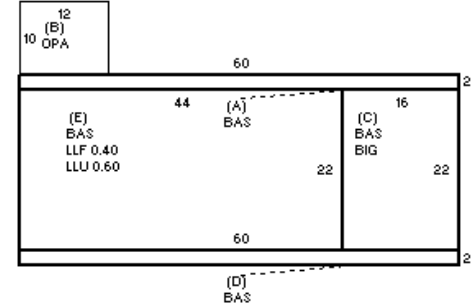
CURRENT OWNER				PARCEL ID				LOCATION			
SIMPSON THOMAS WILLIAM JR & COLLEEN THOMASINA 75 TOWNSEND RD SCITUATE, MA 02066				21-4-21-0				75 TOWNSEND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SIMPSON THOMAS WILLIAM JR				03/28/2019	QS	548,000	50945-196				
TYLER JANE TR				03/14/2014	QS	450,000	44147-203				
CASEY PAUL				03/14/2014	F	100	44147-199				

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	%
		6	CYCL GROWTH		06/28/2006		100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100	1.00	440,000	1.87	100	1.00	R04	1.00	377,740

TOTAL	20,000 SF	ZONING	FRNT	124	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	335,700	303,100		
Inf2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
					TOTAL	713,500	646,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BUILDING	CD	ADJ	DESC	MEASURE	3/7/2012	PL
MODEL	1		RESIDENTIAL	LIST	3/7/2012	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/31/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486,479	
NET AREA	1,947	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,560	1964	221.62	345,730	CONDITION ELEM CD		
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	120		56.65	6,798	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	352		55.75	19,623	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	581		64.34	37,382	KITCHEN	A	
				FLOOR COVER	24	COMB	1.00	E	LLF	L	LOWER LEVEL FIN	387	1964	152.86	59,158	BATHS	A	
				INT FINISH	1	PLASTER	1.00		F12	O	FPL 1S 2OP	1		11,381.70	11,382	HEAT	A	
				HEATING/COOLING	11	HW/COOL AIR	1.04		GEN	O	GENERATOR	1		0.00		ELECT	U	
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		8	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		2	1.00															
TOT FIXTURES		7	\$6,406															
# UNITS		1	1.00															
																EFF.YR/AGE	1972 / 50	
																COND	31 31 %	
																FUNC	0	
																ECON	0	
																DEPR	31 % GD 69	
																RCNLD	\$335,700	