

Key: 2295

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.206

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ZONA PETER & ANN C 2 LONGMEADOW ROAD SCITUATE, MA 02066				27-6-47-0				2 LONGMEADOW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZONA PETER & ANN C				11/17/1988	QS	251,000	8830-346				
WINGARDNER JAMES AND LEAH				08/19/1986	XX		7040-69				
PRICE RICHARD AND DIANE L				06/14/1984	XX		5670-483				

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	%
06-043	01/27/2006	3	ALTERATIONS	22,000	06/22/2006	SJ	100	100
		6	CYCL GROWTH		09/14/2005		100	100
98-460	09/14/1998	3	ALTERATIONS				100	100
92-747	09/01/1992	3	ALTERATIONS				100	100

LAND

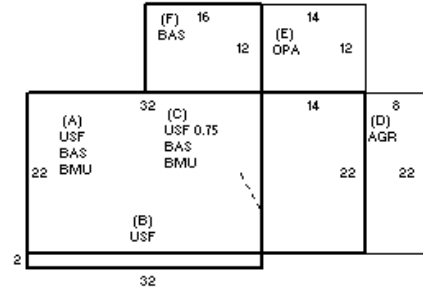
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,038	NS 1.00	100	1.00	440,000	1.78	100	1.00	R04	1.00	379,240

TOTAL	21,038 SF	ZONING	FRNT	301	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	379,200	344,800
Inf1	FACTOR 100		BUILDING	422,200	396,800		
Inf2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
					TOTAL	802,000	742,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600

PHOTO 11/06/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/19/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	562,929
NET AREA	2,203	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,012		51.68	52,302		
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	999	1970	202.18	201,980		
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	176		70.83	12,465		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	168		56.65	9,517		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,204	1970	222.33	267,682		
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740		
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1990 / 32
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$422,200