

Key: 23

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 20

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SALT MEADOW DEVELOPMENT AT SCITUATE LLC 107 EAST STREET DUXBURY, MA 02332				41-1-3-D				279 OLD OAKEN BUCKET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SALT MEADOW DEVELOPMENT A				01/28/2022	F	100 56372-148					
LOVENDALE LLC				06/07/2019	L	490,610 51207-171					
US BANK NATIONAL ASSOC TR				04/24/2018	L	527,360 49720-261					

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	%
97-395	07/10/1997	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	4,362	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	73,410


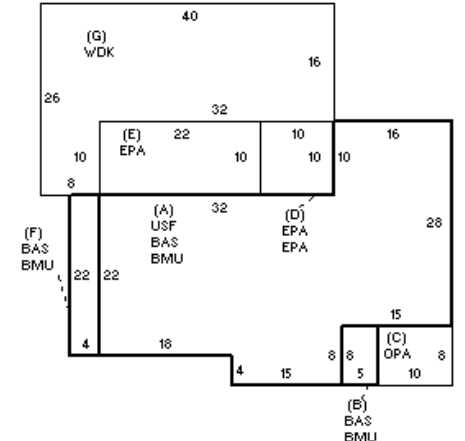
TOTAL

TOTAL	5.280 Acres	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	416,800	382,700
Inf1	FACTOR 100		BUILDING	444,500	410,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	861,300	793,300

D E T A C H E D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/18/2003

B U I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	FY12 QUALITY CHANGE FROM VGD TO AVG+ PER FIELD REVIEW.		
FRAME	1	1.00	WOOD FRAME [100%]			

I L D I N G

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	673,525		
NET AREA	2,560	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,344		48.07	64,606	CONDITION ELEM	CD		
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,344	1985	210.74	283,231	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,216	1985	191.64	233,037	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	80		56.65	4,532	KITCHEN	F		
				FLOOR COVER	99	N/A	1.00	+	EPA	N	ENCLOSED PORCH	420		99.22	41,672	BATHS	F		
				INT FINISH	99	N/A	1.00	G	WDK	N	WOOD DECK	720		42.24	30,413	HEAT	A		
				HEATING/COOLING	5	ELECTRIC BB	0.99	F21	O		FPL 2S 1OP	1		9,062.90	9,063	ELECT	A		
				FUEL SOURCE	3	ELECTRIC	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1970 / 52
STORIES	2	1.00																COND	34 34 %
ROOMS	8	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	34 % GD 66
# 1/2 BATHS	1	1.00																RCNLD	\$444,500
TOT FIXTURES	8	\$6,970																	
# UNITS	1	1.00																	