

Key: 2315

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.226

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CURRENT OWNER				PARCEL ID				LOCATION				
ROBINSON FRANCIS X & SUSAN 25 CHRISTOPHER LANE SCITUATE, MA 02066				27-7-11-C				25 CHRISTOPHER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROBINSON FRANCIS X & SUSAN				04/27/1990	QS	222,500	9720-341					
ANDERSON JAMES A AND ELEA				01/01/1972	XX	3699-288						
JOHNSON PHILIP M AND JANE				01/01/1967	XX	3311-794						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,000	SC 1.00	100	1.00	616,000	1.25	100	1.00	R06	1.40	549,780

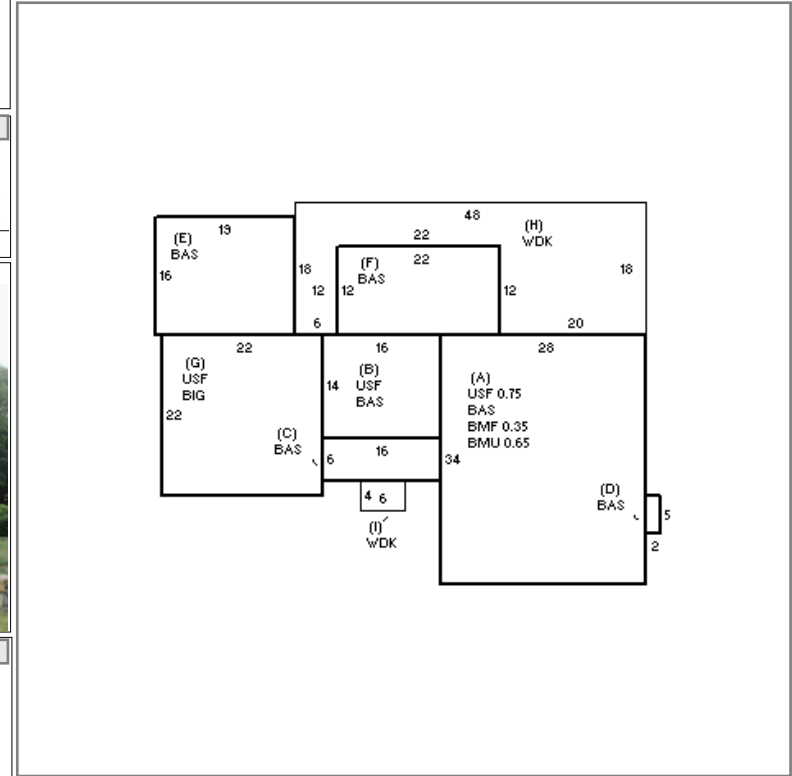
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-626	06/16/2021	3	ALTERATIONS	19,500	06/23/2022	JD	100	100
08-356	10/24/2008	2	ADDITIONS	57,000	08/27/2009	SJ	100	100
07-726	12/05/2007	3	ALTERATIONS	23,000	06/24/2008	SJ	100	100
01-633	11/05/2001	2	ADDITIONS				100	100
94-108	04/07/1994	3	ALTERATIONS				100	100

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TOTAL	31,000 SF	ZONING	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	549,800	392,700
Inf1	FACTOR 100		BUILDING	747,900	674,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,297,700	1,066,700	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/23/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	946,758			
NET AREA	3,272	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	619		57.39	35,525	CONDITION ELEM	CD			
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	333		80.57	26,828	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,422	1966	229.20	325,919	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,282	1966	252.03	323,106	KITCHEN	V			
				FLOOR COVER	24	COMB	1.00	E	BAS	L	BASE AREA	304	2009	252.03	76,618	BATHS	G			
				INT FINISH	1	PLASTER	1.00	F	BAS	L	BASE AREA	264	2006	252.03	66,536	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	G	BIG	N	BUILT-IN GARAGE	484		59.85	28,968	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	624		46.08	28,754					
													F21	O	FPL 2S 1OP	2	9,886.20	19,772		
													ODS	O	OUT DOOR SHOWER	1	1,806.00	1,806		
													EFF.YR/AGE		2000 / 22					
													COND		20 20 %					
													FUNC		0					
													ECON		0					
													DEPR		21 % GD		79			
													RCNLD				\$747,900			