

Key: 2316

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.227

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MINIER RICHARD D TR & MARLA ANN TR				27-7-11-D				29 CHRISTOPHER LN			
29 CHRISTOPHER LN				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				MINIER RICHARD D TR & MARLA				09/03/2021	F	100	55600-330
				MINIER RICHARD D & MARLA				05/14/1982	QS	108,500	5148-247
				NELSON DWAYNE R & NATHELL				01/01/1970	XX		3532-71

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 %
23-350	04/24/2023	3	ALTERATIONS	41,638	07/17/2023	JD	100 100
23-331	04/19/2023	3	ALTERATIONS	15,360	07/17/2023	JD	100 100
09-311	07/14/2009	2	ADDITIONS	75,000	07/15/2010	SJ	100 100
		3	ALTERATIONS		11/29/2005		100 100
96-63	02/01/1996	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,000	SC	1.00	100	1.00	100	1.00	R06	1.40		536,750

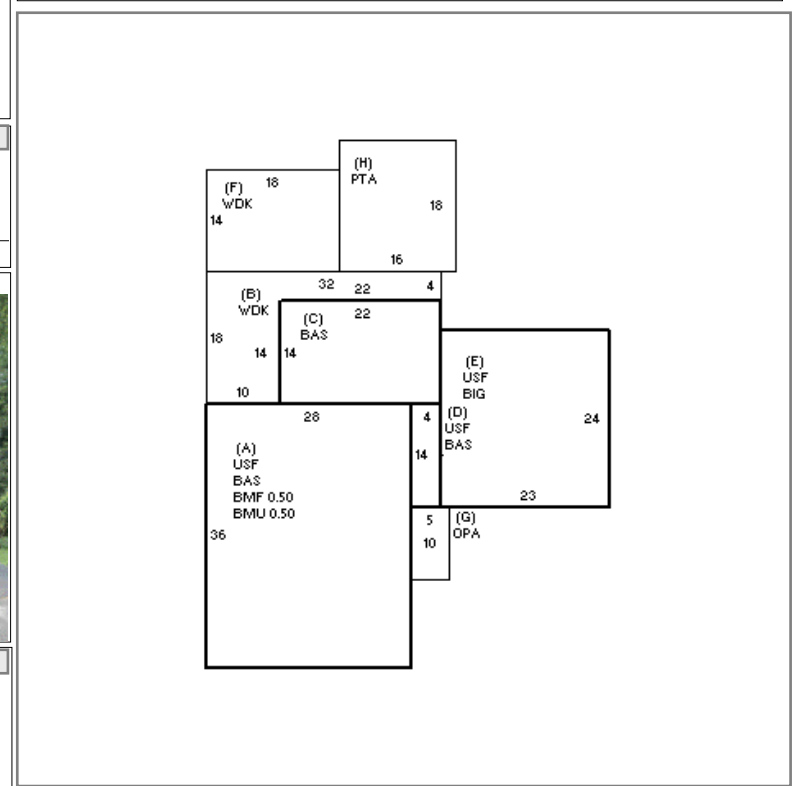
TOTAL	24,000 SF	ZONING	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	536,800	383,400
Inf1	FACTOR 100		LAND	574,100	532,700		
Inf2	PHY 100		BUILDING	0	0		
			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,110,900	916,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/15/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/17/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS
OTHER FIX=SHOWER



YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,988	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	504		51.73	26,071
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	504		72.62	36,598
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,616	1969	196.94	318,248
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	520		42.24	21,965
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,372	1969	216.56	297,117
				INT FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	552		49.24	27,180
				HEATING/COOLING	11	HW/COOL AIR	1.04	G	OPA	N	OPEN PORCH	50		56.65	2,833
				FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	288		16.39	4,720
									F22	O	FPL 2S 2OP	1		12,435.50	12,436

TOTAL RCN	755,403
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$574,100