

Key: 2319

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.230

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
BROWN SARAH M 28 CHRISTOPHER LN SCITUATE, MA 02066				27-7-11-G				28 CHRISTOPHER LN					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
BROWN SARAH M				08/14/2020	QS	675,000	53250-195						
DUNHAM RALPH W & NANCY H				07/21/2017	QS	675,000	48697-75						
KELLY NOLAN P &				07/14/2014	QS	515,000	44526-112						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,900	SC 1.00	100	1.00	100	1.00	616,000	1.59	100	1.00	R06 1.40	536,580

LAND

TOTAL	23,900 SF	ZONING	FRNT	195	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	536,600	383,300
Inf1	FACTOR 100				BUILDING	437,500	394,100
Inf2	PHY 100				DETACHED	1,600	1,500
					OTHER	0	0
					<b>TOTAL</b>	<b>975,700</b>	<b>778,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 30 0.70	14 X 10		140	16.00	1,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/9/2018	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	1/31/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
MLS

BUILDING

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	2,296	DETAIL ADJ	1.040
\$NLA(RCN)	\$238	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,491	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	672		47.22	31,733
B	BMU	N	BSMT UNFINISHED	224		69.47	15,561
C	OPA	N	OPEN PORCH	42		56.65	2,379
+	BAS	L	BASE AREA	1,620	1966	225.00	364,496
E	LLF	L	LOWER LEVEL FIN	676	1966	155.19	104,910
F	WDK	N	WOOD DECK	156		42.24	6,589
	PTA	N	PATIO	264		16.39	4,327
	F12	O	FPL 1S 2OP	1		11,381.70	11,382

TOTAL RCN	546,868
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$437,500

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	%
08-515	10/20/2008	6	CYCL GROWTH		04/09/2018	JD	100	100
		3	ALTERATIONS	24,000	07/07/2009	SJ	100	100

