

Key: 2321

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.232

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROWE JANET S 4 CHRISTOPHER LN SCITUATE, MA 02066				27-7-11-J				4 CHRISTOPHER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROWE JANET S				08/07/2013	F	100	43458-126				
ROWE MATTHEW M & JANET S				04/27/2007	H	615,000	34452-154				
REARDON JOHN R & MARY V				08/06/1998	F	1	16481-292				

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	%
12-201	04/11/2012	3	ALTERATIONS	8,575	07/10/2012	SJ	100	100
11-534	09/06/2011	3	ALTERATIONS	5,420	07/10/2012	SJ	100	100
10-195	05/17/2010	3	ALTERATIONS	14,600	07/15/2010	SJ	100	100
07-285	06/01/2007	3	ALTERATIONS	3,000	06/23/2008	SJ	100	100

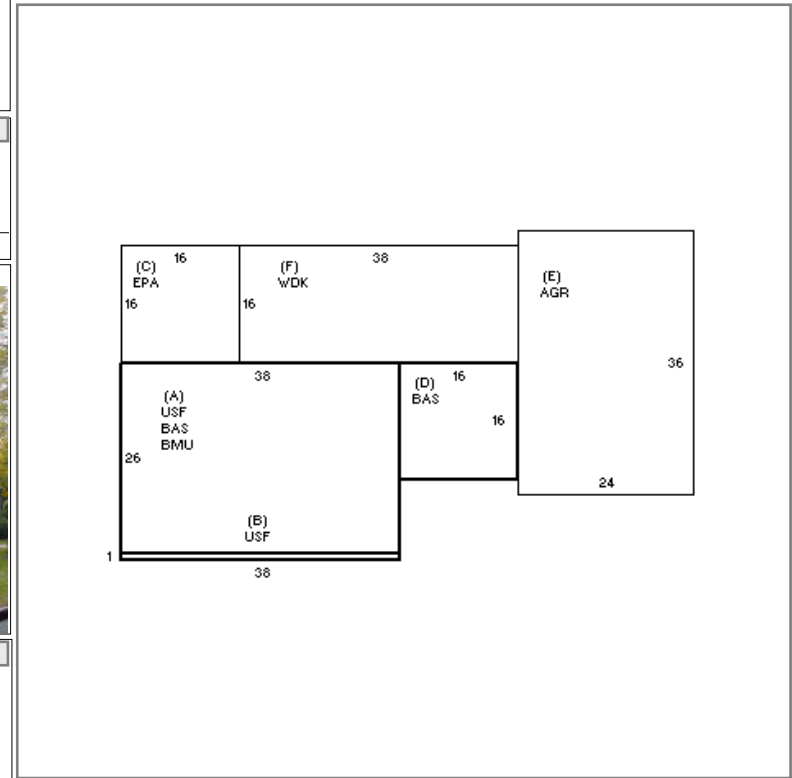
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,600	SC 1.00	100	1.00	616,000	1.74	100	1.00	R06	1.40	532,070

TOTAL	21,600 SF	ZONING	FRNT	345	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	532,100	380,100
Inf1	FACTOR 100		BUILDING	498,000	459,700		
Inf2	PHY 100		DETACHED	1,900	1,800		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,032,000</b>	<b>841,600</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		168	12.75	1,900



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/15/2010	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%]			



YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	2,270	DETAIL ADJ	1.020
\$NLA(RCN)	\$285	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$7,181
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	988		52.05	51,428
+	USF	L	UPPER STORY FIN	1,026	1963	201.11	206,336
C	EPA	N	ENCLOSED PORCH	256		99.22	25,400
+	BAS	L	BASE AREA	1,244	1963	221.14	275,103
E	AGR	N	ATT GARAGE	864		43.42	37,512
F	WDK	N	WOOD DECK	608		42.24	25,682
	F21	O	FPL 2S 10P	2		9,062.35	18,125

TOTAL RCN	646,767
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1994 / 28
COND	24 24 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$498,000