

Key: 2399

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.311

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BLACKMAN REBECCA S TR 1 HILLSIDE RD SCITUATE, MA 02066				27-1-20-0				1 HILLSIDE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLACKMAN REBECCA S TR				09/01/2009	F	1	37678-178				
FALLON GEORGE M & PAULINE				01/01/1967	QS		3320-188				
BURTON KARL R AND FAITH T				01/01/1959	XX		2673-155				

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 %
89-497	09/11/1989	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	24,765 SC	1.00	100	1.00	100	1.00	396,000	1.54	100	1.00	R04 0.90	346,010

TOTAL	24,765 SF	ZONING	N O T E	FRNT	124	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE			LAND	346,000	332,000		
Inf1	FACTOR 100			BUILDING	296,500	275,700		
Inf2	PHY 100			DETACHED	5,300	5,000		
				OTHER	0	0		
				<b>TOTAL</b>	<b>647,800</b>	<b>612,700</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 50 0.50	GARAGE		240	43.80	5,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/26/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/29/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	2,621	DETAIL ADJ	1.111
\$NLA(RCN)	\$257	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,866	
# 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	2	WOOD SHINGLES	1.01
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	812		55.29	44,899
+	USF	L	UPPER STORY FIN	1,104	1925	214.13	236,398
+	BAS	L	BASE AREA	1,517	1925	235.46	357,199
+	WDK	N	WOOD DECK	486		42.24	20,528
	F21	O	FPL 2S 10P	1		9,062.90	9,063

TOTAL RCN	673,952
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$296,500

