

Key: 243

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 225

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MADE REALTY LLC 21 FOTTLER ROAD HINGHAM, MA 02043				12-2-28-0				769 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MADE REALTY LLC				01/27/2022	QS	590,000	56371-17				
INFINITY REAL ESTATE LLC				12/20/2017	QS	412,500	49323-339				
MEISTERMAN ROBERT J TR				05/04/1984	QS	130,000	5633-101				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	64	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		07/11/2023	JD	100	100
		7	OTHERS		10/28/2021	JD	100	100
		6	CYCL GROWTH				100	100

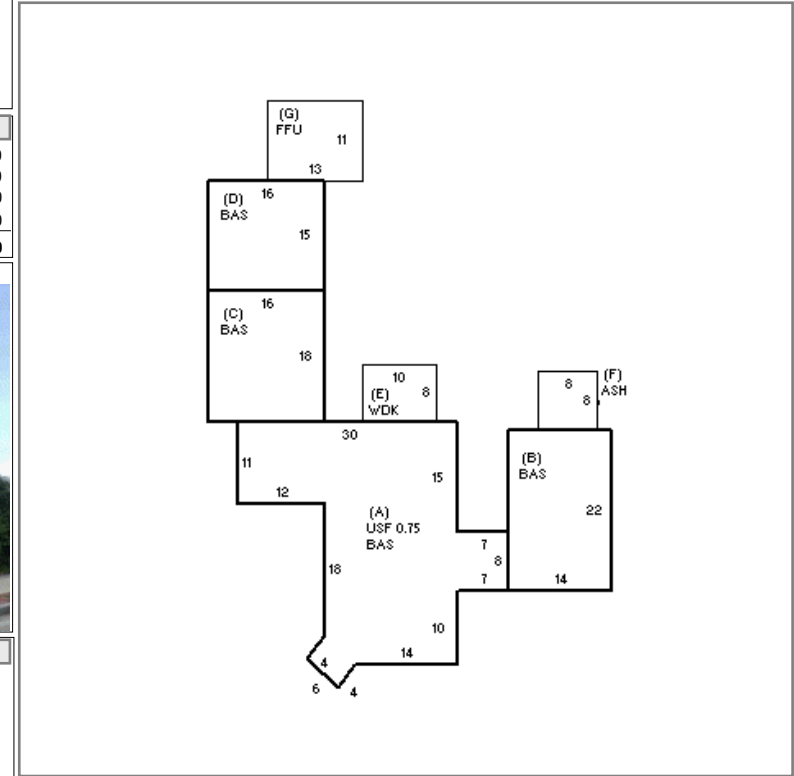
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	12,000	C04 1.00	100	1.00	100	1.00	462,185	2.36	100	1.00	C06 1.15	300,830

TOTAL	12,000 SF	ZONING	FRNT	164	ASSESSED	CURRENT	PREVIOUS
Ngh	4	NOTE			LAND	300,800	287,900
Inf1	FACTOR 100		BUILDING	320,400	373,200		
Inf2	PHY 100		DETACHED	500	400		
			OTHER	0	0		
					TOTAL	621,700	661,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SW2	V	1.50	30 0.70 3X4		12	54.60	500	07/11/2023



BLDG COMMENTS
Awesome Blossom 1100 SF
2-2BR APTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST	7/11/2023	EST
STYLE	13	1.00	CONVERSION [100%]	REVIEW	7/11/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	471,185		
NET AREA	2,231	DETAIL ADJ	1.050	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,633	1880	205.40	335,424	CONDITION ELEM CD			
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	598	1880	186.79	111,702	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	E	WDK	N	WOOD DECK	80		38.40	3,072	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	F	ASH	N	ATT SHED	64		22.34	1,430	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	G	FFU	N	FIRST FL UNFIN	143		83.90	11,997	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE 1971 / 51			
																	COND	32	32 %
																	FUNC	0	
																	ECON	0	
																	DEPR	32	% GD 68
																	RCNLD		\$320,400