Key: 25

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 22

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STYLES EVAN C & STACY M 73 INDIAN WIND DR SCITUATE, MA 02066	10-1-2-F	73 INDIAN WIND DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STYLES EVAN C & STACY M	05/21/2012	QS	580,000	41394-111
SANFORD JOHN &	08/26/1993	D	330,000	12150-235
WINCHESTER WALTER	11/30/1899	XX		3457-431

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

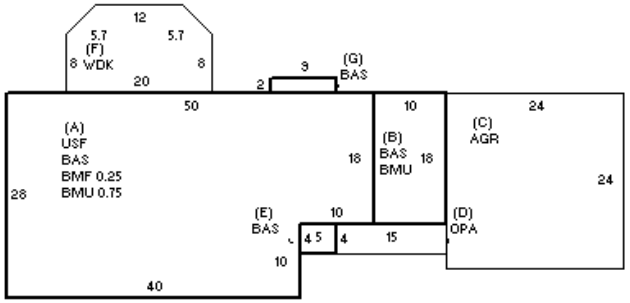
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		06/30/2011		100	100
93-65	02/01/1993	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00			404,040
300	A	0.222	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00			4,400

TOTAL	1.140 Acres	ZONING		FRNT	138
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	408,400	371,500
BUILDING	604,800	560,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,013,200**	**931,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/12/2003

BLDG COMMENTS

OTHER FIX=SINK

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/3/2009	PL
LIST	8/3/2009	PL
REVIEW	3/3/2011	KT

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	2,818	DETAIL ADJ	1.030
$NLA(RCN)	$279	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	10	$9,888
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	12	COMB	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,155		51.33	59,285
A	BMF	N	BSMT FINISH-SEP	325		72.06	23,418
A	USF	L	UPPER STORY FIN	1,300	1992	214.43	278,761
C	AGR	N	ATT GARAGE	576		51.17	29,476
D	OPA	N	OPEN PORCH	60		61.80	3,708
+	BAS	L	BASE AREA	1,518	1992	235.80	357,940
F	WDK	N	WOOD DECK	224		46.08	10,322
	F21	O	FPL 2S 1OP	1		9,886.80	9,887
	WPL	O	WHIRLPOOL-ADD	1		2,758.80	2,759

TOTAL RCN	785,443
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 27		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$604,800