

Key: 251

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 240

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OPTION C PROPERTIES LLC P O BOX 263 SOUTH WEYMOUTH, MA 02190				12-2-38-F				817 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1120	100	> 8 UNITS					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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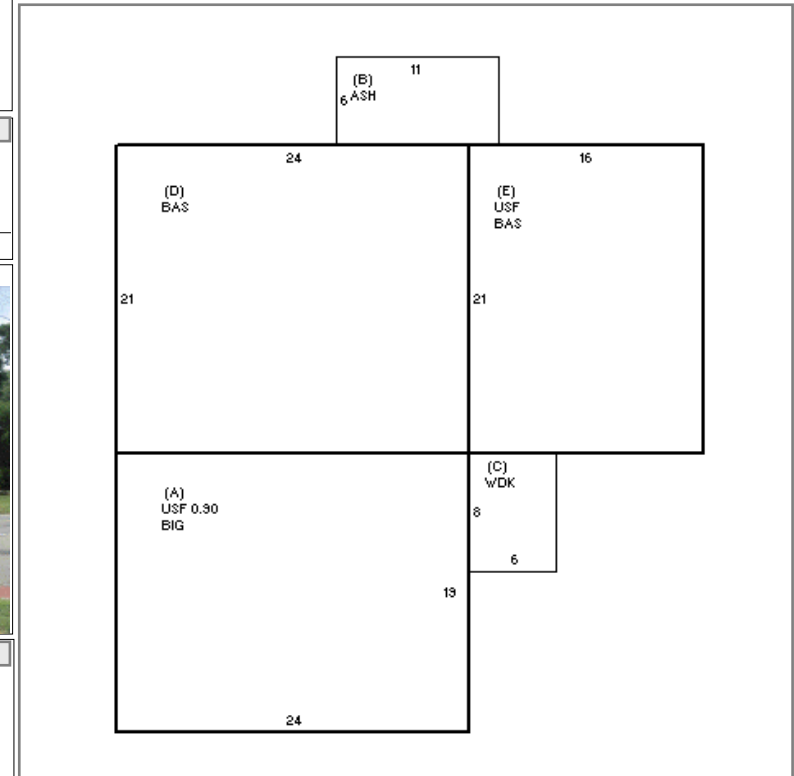
TOTAL	ZONING				FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE					LAND	267,300	
Inf1						BUILDING		
Inf2						DETACHED		
						OTHER		
						TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
FROID LANDSCAPING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/13/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	0	SIZE ADJ	1.000
NET AREA	1,586	DETAIL ADJ	1.200
\$NLA(RCN)	\$263	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
ROOMS		0	1.00
BEDROOMS		0	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,800
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT 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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	456		54.19	24,711
+	USF	L	UPPER STORY FIN	746	0	230.50	171,953
B	ASH	N	ATT SHED	66		22.35	1,475
C	WDK	N	WOOD DECK	48		38.40	1,843
+	BAS	L	BASE AREA	840	0	253.47	212,911

TOTAL RCN	417,693	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$267,300	