

Key: 256

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 245

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SAUNDERS STEPHEN & RICHELLE M S/O RAAD ZIAD 90 SUMMER ST SCITUATE, MA 02066				17-3-6-A				90 SUMMER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAAD ZIAD				03/31/2023	QS	690,000	57790-168				
SAUNDERS STEPHEN & RICHEL				01/01/1971	QS		3617-763				

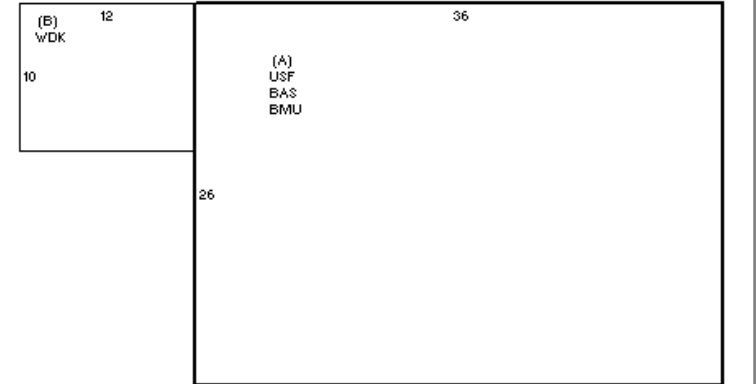
CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.027	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	450

DETACHED

TOTAL	41,188 SF	ZONING	W. SCITUATE	FRNT	226	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE				LAND	343,900	312,700
Inf1	FACTOR 100					BUILDING	337,800	330,900
Inf2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	681,700	643,600



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MLS		

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/16/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/7/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,872	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		52.89	49,501
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	936	1970	224.46	210,095
CAPACITY				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	936	1970	204.12	191,058
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	120		42.24	5,069
ROOMS	7	1.00		FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00								
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00								
# 1/2 BATHS	1	1.00		FUEL SOURCE	1	OIL	1.00								
TOT FIXTURES	5	\$4,400													
# UNITS	1	1.00													

TOTAL RCN	469,185
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$337,800