

Key: 2599

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.506

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BORST BRIAN & KEANE SUSAN 15 INDIAN TRL SCITUATE, MA 02066				7-8-6-0				15 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BORST BRIAN & KEANE SUSAN				08/17/2021	U	675,000	55495-102				
CARLETON SCOTT O & NANCY				04/25/2008	H	430,000	35892-133				
SWEENEY DANIEL P TR				04/25/2008	H		35892-128				

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	%
09-261	06/17/2009	3	ALTERATIONS	75,000	06/21/2010	SJ	100	100
95-242	05/11/1995	7	OTHERS				100	100
		7	OTHERS				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	NS 1.00	100	1.00	528,000	1.00	100	1.00	R05	1.20	484,850
300	A	0.274	NS 1.00	100	1.00	23,760	1.00	100	1.00	R05	1.20	6,510

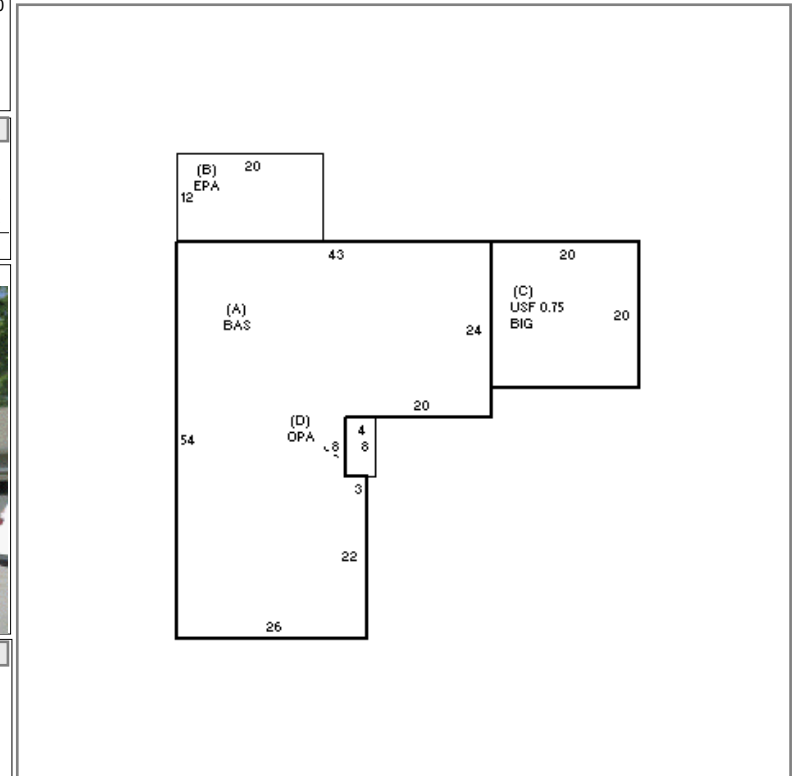
TOTAL	1.192 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	491,400	447,000
Infl1	FACTOR 100		LAND BUILDING	287,500	255,800		
Infl2	PHY 100		DETACHED	800	700		
			OTHER	0	0		
TOTAL			779,700	703,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	8X10		80	15.97	800



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/25/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/25/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	449,272
NET AREA	2,088	DETAIL ADJ	0.867	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	1,788	1952	190.79	341,127		
\$NLA(RCN)	\$215	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	240		99.22	23,813		
				ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	400		44.71	17,883		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	USF	L	UPPER STORY FIN	300	1952	173.50	52,050		
				FLOOR COVER	24	COMB	1.00	D	OPA	N	OPEN PORCH	32		56.65	1,813		
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
																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	\$287,500