Key: 2604

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,511

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DORR FREDERIC S JR & JOAN S 37 INDIAN TRL SCITUATE, MA 02066	7-8-9-0	37 INDIAN TRL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DORR FREDERIC S JR & JOAN	07/19/2005	QS	610,000	30947-78
SMITH BARBARA M TRUSTEE	07/26/1996	F	1	14537-289
SMITH BARBARA M	06/10/1994	QS	275,000	12940-312

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	%
16-103	03/08/2016	3	ALTERATIONS	41,785	06/07/2016	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,222	NS 1.00	100 1.00	100 1.00	528,000	1.15	100 1.00	R05 1.20			476,160

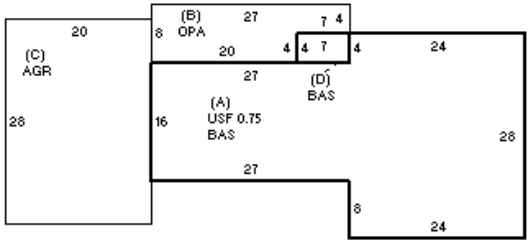
TOTAL	34,238 SF	ZONING		FRNT	270
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	476,200	432,900
BUILDING	271,900	251,200
DETACHED	800	700
OTHER	0	0
TOTAL	**748,900**	**684,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		700	1.10	800

PHOTO 11/11/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/27/2010	PL
LIST	8/27/2010	EST
REVIEW	3/30/2011	KT

BLDG COMMENTS

SALES REVIEW

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,960	DETAIL ADJ	1.122
$NLA(RCN)	$267	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,925
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,132	1949	249.76	282,731
A	USF	L	UPPER STORY FIN	828	1949	227.13	188,066
B	OPA	N	OPEN PORCH	188		56.65	10,650
C	AGR	N	ATT GARAGE	560		47.20	26,432
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	522,866
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1960 / 62		
COND	48	48 %	
FUNC	0		
ECON	0		
DEPR	48	% GD	52
RCNLD			$271,900