

Key: 2606

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.513

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CONROY WILLIAM E & ELIZABETH				7-8-10-A				7 CONIHASSET RD			
7 CONIHASSET ROAD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
NORTH SCITUATE, MA 02066				CONROY WILLIAM E & ELIZAB				01/01/1984 QS 206,000 5727-133			
				BABB CHARLES E AND ALICE				08/29/1980 QS 118,000 4870-188			
				AUSTIN WILLIAM B JR & DON				01/01/1976 QS 84,500 4042-197			

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 %
86-610	10/01/1986	2	ADDITIONS				100 100

LAND

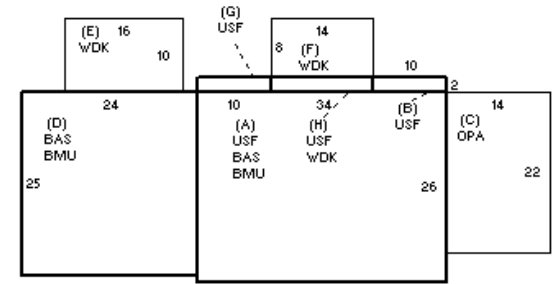
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	528,000	1.00	100	1.00	R05	1.20	484,850
300	A	0.352	NS 1.00	100	1.00	23,760	1.00	100	1.00	R05	1.20	8,360

DETACHED

TOTAL	1.270 Acres	ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	493,200	448,800		
Infl1	FACTOR 100		BUILDING	457,300	449,400		
Infl2	PHY 100		DETACHED	12,100	11,000		
			OTHER	0	0		
			TOTAL	962,600	909,200		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 GUNITE/STEEL	1983	11,000	1.10	12,100



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/4/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974 <th>SIZE ADJ</th> <td>1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> </td>	SIZE ADJ	1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th>	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,436 <th>DETAIL ADJ</th> <td>1.020 <td>FOUNDATION</td> <td>4</td> <td>CONT BSMT WALL</td> <td>1.00</td> </td>	DETAIL ADJ	1.020 <td>FOUNDATION</td> <td>4</td> <td>CONT BSMT WALL</td> <td>1.00</td>	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$261 <th>OVERALL</th> <td>1.000 <td>EXT COVER</td> <td>2</td> <td>CLAPBOARD</td> <td>1.00</td> </td>	OVERALL	1.000 <td>EXT COVER</td> <td>2</td> <td>CLAPBOARD</td> <td>1.00</td>	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8	1.00		FLOOR COVER	24	COMB	1.00
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1	1.00		FUEL SOURCE	1	OIL	1.00
TOT FIXTURES	8	\$7,181					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	635,185
+	BMU	N	BSMT UNFINISHED	1,484		47.05	69,824	CONDITION ELEM	CD
+	BAS	L	BASE AREA	1,484	1974	218.54	324,316	EXTERIOR	A
+	USF	L	UPPER STORY FIN	952	1974	198.74	189,201	INTERIOR	G
C	OPA	N	OPEN PORCH	308		56.65	17,448	KITCHEN	A
+	WDK	N	WOOD DECK	300		42.24	12,672	BATHS	A
BMG	O		BSMT GARAGE	2		2,740.10	5,480	HEAT	A
F21	O		FPL 2S 1OP	1		9,062.90	9,063	ELECT	A
								EFF.YR/AGE	1977 / 45
								COND	28 28 %
								FUNC	0
								ECON	0
								DEPR	28 % GD 72
								RCNLD	\$457,300