

Key: 2622

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.529

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CURRENT OWNER				PARCEL ID				LOCATION				
LEONARD WILLIAM M & VIVIENNE T				7-8-18-0				89 INDIAN TRL				
89 INDIAN TRAIL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
NORTH SCITUATE, MA 02066				LEONARD WILLIAM M				08/01/1980	QS	4857-390		
				MCGOVERN RUSSELL D AND NA				01/01/1977	QS	53,000	4156-539	
				IZZO EDWARD J AND ROSE B				01/01/1967	QS	28,500	3320-796	

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 %

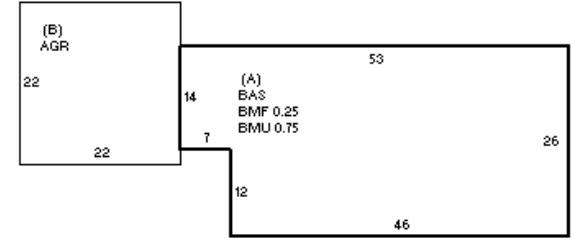
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,244	NS 1.00	100	1.00	528,000	1.85	100	1.00	R05	1.20	453,710

TOTAL	20,255 SF	ZONING	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	453,700	412,500
Infl1	FACTOR 100		BUILDING	283,000	251,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		736,700	664,300	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	8/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/28/2010	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%]			

BLDG COMMENTS

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	382,433
NET AREA	1,294	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	971		48.49	47,080	CONDITION ELEM	CD
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	324		68.06	22,053	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,294	1961	211.49	273,673	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	484		48.90	23,667	KITCHEN	
				FLOOR COVER	99	N/A	1.00	F12	O	FPL 1S 2OP	1		11,381.70	11,382	BATHS		
				INT FINISH	99	N/A	1.00								HEAT		
				HEATING/COOLING	2	HOT WATER	1.02								ELECT		
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$4,578														
# UNITS		1	1.00														
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$283,000