

Key: 2624

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.531

LEGAL

LAND

DETACHED

BUILDING

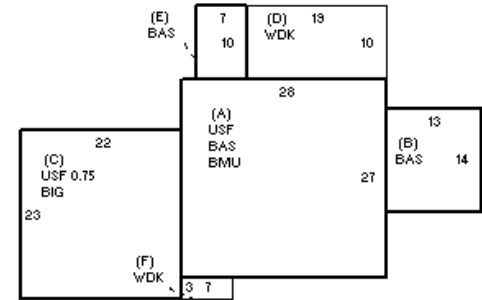
CURRENT OWNER				PARCEL ID				LOCATION			
DESILETS BRADFORD & ARIANNA 95 INDIAN TRL SCITUATE, MA 02066				7-8-19-0				95 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DESILETS BRADFORD & ARIAN				06/22/2020	QS	690,000	52947-106				
MURPHY HELEN T LE &				06/12/1996	QS	1 14433-148					
MURPHY HELEN T				01/01/1976	XX	4061-447					

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	%
22-0139	02/08/2022	3	ALTERATIONS	12,000	05/25/2022	JD	100	100
20-381	07/02/2020	3	ALTERATIONS	2,500	06/07/2021	JD	100	100
13-753	11/12/2013	2	ADDITIONS	11,200	06/11/2014	MR	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,923	NS 1.00	100	1.00	100	1.00	528,000	1.47	100	1.00	R05 1.20	463,220

TOTAL	25,923 SF	ZONING		FRNT	168	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	463,200	421,100			
Inf1	FACTOR 100		BUILDING	385,900	363,500			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>849,100</b>	<b>784,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MLS		

BUILDING	CD	ADJ	DESC	MEASURE	6/9/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/9/2021	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/25/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	551,346			
NET AREA	2,144	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	756		56.64	42,818	CONDITION ELEM	CD			
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,136	1962	199.06	226,134	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,008	1962	218.89	220,646	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	506		48.37	24,473	KITCHEN	A			
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	211		42.24	8,912	BATHS	A			
				INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		8,009.10	8,009	HEAT	A				
				HEATING/COOLING	1	FORCED AIR	1.00	F22	O	FPL 2S 2OP	1		12,435.50	12,436	ELECT	U				
				FUEL SOURCE	1	OIL	1.00	GEN	O	GENERATOR	1		0.00							
																		EFF.YR/AGE	1973 / 49	
																		COND	30 30%	
																		FUNC	0	
																		ECON	0	
																		DEPR	30 % GD 70	
																		RCNLD	\$385,900	