

Key: 2627

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.534

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
EDDINGTON STEVEN M & S/O EDDINGTON STEVEN M & 111 INDIAN TRL SCITUATE, MA 02066				7-8-21-0				111 INDIAN TRL				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				EDDINGTON STEVEN M & EDDINGTON STEVEN M & BROE KRISTINE E				03/03/2023 10/07/2016 03/28/2011	F QS A	100 618,000 465,000	57716-274 47568-323 39787-25	

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	%
19-114	02/19/2019	3	ALTERATIONS	38,000	06/12/2019	JD	100	100
90-661	10/01/1990	3	ALTERATIONS				100	100

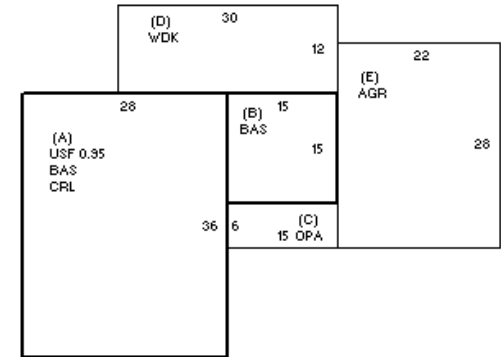
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	36,185	NS 1.00	100	1.00	100	1.00	528,000	1.09	100	1.00	R05 1.20	479,090

TOTAL	36,198 SF	ZONING	FRNT	284	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	479,100	435,500
Inf1	FACTOR 100		BUILDING	437,300	405,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>916,400</b>	<b>841,400</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	567,904		
NET AREA	2,191	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	1,008		11.55	11,642	CONDITION ELEM	CD		
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	958	1963	208.35	199,599	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,233	1963	229.11	282,491	INTERIOR	G		
				ROOF COVER	2	WOOD SHINGLES	1.01	C	OPA	N	OPEN PORCH	90		56.65	5,099	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00	D	WDK	N	WOOD DECK	360		42.24	15,206	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	616		46.23	28,478	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F11	O	FPL 1S 1OP	1		8,009.10	8,009	ELECT	U			
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063					
																		EFF.YR/AGE	1994 / 28
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$437,300