

Key: 2637

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.540

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
BROWN GREGORY C & KATHARINE W 43 TRYSTING ROAD SCITUATE, MA 02066				7-3-13-F				43 TRYSTING RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BROWN GREGORY C & KATHARINE W				02/22/2002	QS	516,000	21643-293					
WELCH JAMES S & DEBORAH				10/21/1998	QS	292,500	16720-37					
WELCH JAMES S				08/24/1994	QS	292,500	13100-264					

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	%
05-349	06/24/2007	2	ADDITIONS	250,000	08/29/2008	SJ	100	100
95-96	03/06/1995	2	ADDITIONS				100	100
95-96	01/14/1995	3	ALTERATIONS				100	100
91-137	04/01/1991	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

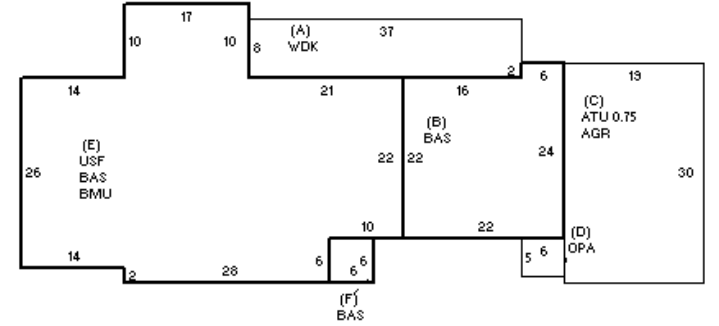
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	26,733	NS	1.00	1.00	1.00	1.00	528,000	1.43	100	1.00	R05 1.20	464,540

DETACHED

TOTAL	26,733 SF	ZONING	FRNT	138	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	464,500	422,300
Inf1	FACTOR 100		BUILDING	743,100	689,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					1,207,600	1,111,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/08/2008



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/7/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM VGD TO GD, STYLE CHANGE FROM CONV TO COL PER FIELD REVIEW.

INSTALL

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	965,112
NET AREA	3,608	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	WDK	N	WOOD DECK	296		46.08	13,639		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,034	1954	230.98	469,819		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	570		51.28	29,230		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	ATU	N	ATTIC UNF	428		44.40	19,003		
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	30		61.80	1,854		
				INT FINISH	99	N/A	1.00	E	BMU	N	BSMT UNFINISHED	1,538		50.92	78,322		
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	USF	L	UPPER STORY FIN	1,538	1954	210.05	323,063		
				FUEL SOURCE	99	N/A	1.00	F	BAS	L	BASE AREA	36	2007	230.97	8,315		
									F21	O	FPL 2S 1OP	1		9,886.80	9,887		

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		1995 / 27
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		\$743,100