

Key: 2642

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.545

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION					
SHEEHAN CHRISTOPHER M & RACHEL C 66 INDIAN TRL SCITUATE, MA 02066										7-3-5-0				66 INDIAN TRL					
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)						
										04/30/2008	QS	504,000	35913-47						
										06/02/1986	QS	185,000	6817-190						
										01/01/1974	QS	45,000	3876-267						

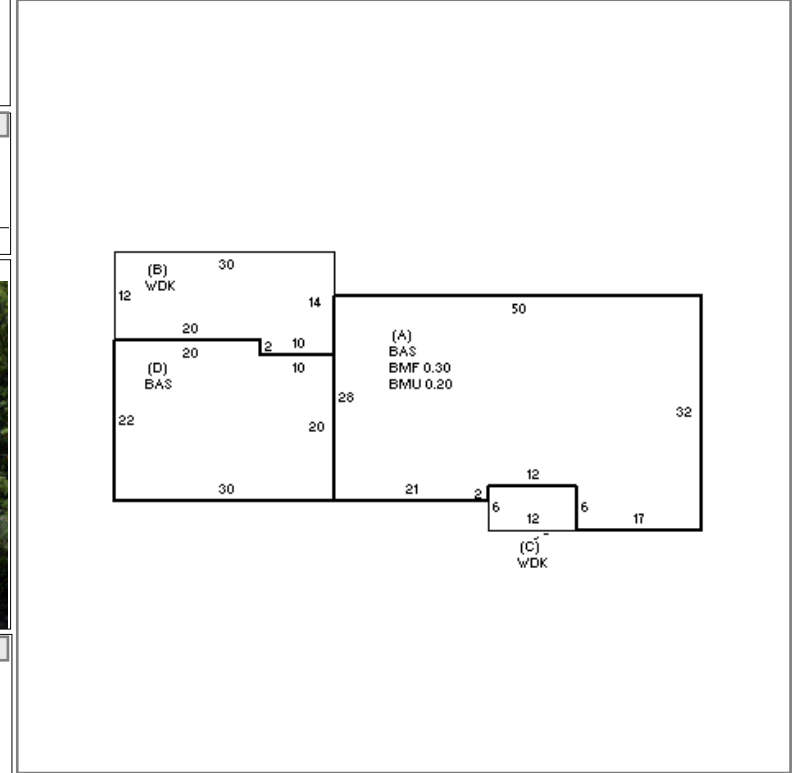
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-515	08/11/2015	3	ALTERATIONS	78,000	06/07/2016	SJ	100	100
14-0237	05/09/2014	3	ALTERATIONS	6,050	06/11/2014	MR	100	100
97-563	09/20/1997	3	ALTERATIONS				100	100
97-519	09/15/1997	7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	34,300	NS	1.00	1.00	1.00	1.00	528,000	1.15	100	1.00	R05 1.20	476,290

DETACHED

TOTAL	34,300 SF	ZONING	FRNT	473	ASSESSED	CURRENT	PREVIOUS			
Ngh	NO. SCITUATE	NOTE						LAND	476,300	433,000
Inf1	FACTOR 100		LAND	408,400	363,400					
Inf2	PHY 100		BUILDING	700	600					
			OTHER	0	0					
				TOTAL		885,400	797,000			



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2011	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/1/2014	TD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486,156			
NET AREA	2,084	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	289		57.56	16,635	CONDITION ELEM	CD			
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	433		80.81	34,990	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	452		42.24	19,093	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,084	1954	192.55	401,269	KITCHEN	V			
				FLOOR COVER	24	COMB	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009	BATHS	V			
				INT FINISH	2	DRYWALL	1.00											HEAT	U	
				HEATING/COOLING	9	WARM/COOL AIR	1.03											ELECT	U	
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE 2006 / 16		
																		COND	16	16 %
																		FUNC	0	
																		ECON	0	
																		DEPR	16	% GD 84
																		RCNLD	\$408,400	