

Key: 2643

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.546

LEGALS


CURRENT OWNER				PARCEL ID				LOCATION				
ABAR JESSICA LYNN & DANIEL LAWRENCE ABAR 13 TRYSTING RD SCITUATE, MA 02066				7-3-6-0				13 TRYSTING RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ABAR JESSICA LYNN & RENEHAN JESSICA LYNN & STANLEY PETER W & JEAN D				12/14/2015	F	100	46379-229					
				08/06/2014	QS	550,000	44611-66					
				01/01/1969	QS	3451-16						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,326	NS 1.00	100	1.00	528,000	1.62	100	1.00	R05	1.20	458,970

LAND

TOTAL	23,326 SF	ZONING	FRNT	374	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	459,000	417,300
Inf1	FACTOR 100				BUILDING	635,300	584,900
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
				<b>TOTAL</b>	<b>1,094,300</b>	<b>1,002,200</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/27/2016



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/28/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	IN-LAW APT/ LEGAL ACCESSORY DWELLING		
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	730,247															
NET AREA	3,191	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	952		52.61	50,083																	
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,235	1969	195.18	241,049																	
				ROOF SHAPE	3	GAMBREL	1.00	C	WDK	N	WOOD DECK	243		42.24	10,264																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,334	1969	214.63	286,314																	
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	127		56.65	7,195																	
				INT FINISH	99	N/A	1.00	F	AGR	N	ATT GARAGE	732		44.68	32,704																	
				HEATING/COOLING	2	HOT WATER	1.02	F	ATF	L	ATTIC FINISH	622	2015	138.67	86,254																	
				FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063																	
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