

Key: 2653

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.555

LEGAL

LAND

DETACHED

BUILDING

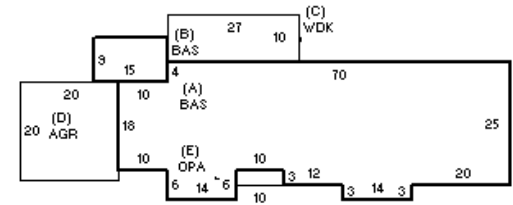
CURRENT OWNER				PARCEL ID				LOCATION			
TICE CHRISTOPHER K & FOX HANNAH C 22 TRYSTING RD SCITUATE, MA 02066				7-5-7-0				22 TRYSTING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TICE CHRISTOPHER K & DINEEN MARY PLAETHN				01/26/2018	QS	568,000		49441-140			
DINEEN MARY PLAETHN AND JA				10/07/2002	F	1 23060-159					
				12/28/1993	XX	12536-280					

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	%
20-167	03/09/2020	3	ALTERATIONS	30,900	08/25/2020	JD	100	100
03-3358	06/26/2003	3	ALTERATIONS	10,000	06/24/2004		100	100
86-351	06/01/1986	7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,776	NS	1.00	100	1.00	100	1.00	R05	1.20		459,730

TOTAL	23,776 SF	ZONING	FRNT	173	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	459,700	417,900
Inf1	FACTOR 100		BUILDING	329,300	292,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	789,000	710,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/25/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/25/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/9/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	457,309		
NET AREA	2,119	DETAIL ADJ	0.884	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	2,119	1954	193.91	410,902	CONDITION ELEM	CD		
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	C	WDK	N	WOOD DECK	270		42.24	11,405	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	400		51.57	20,626	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	30		56.65	1,700	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$329,300