

Key: 2658

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.559

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
HAGGERTY CHRISTOPHER & PATRICIA 50 INDIAN TRL SCITUATE, MA 02066				7-5-12-0				50 INDIAN TRL					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				HAGGERTY CHRISTOPHER & BEATTY ROBERT J & MARY E				07/24/2015	QS	550,000	45839-20		
				GOGGIN EDWARD J & GRACE A				11/30/1982	QS	80,000	5251-299		
								01/01/1978	QS	60,000	4281-227		

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	%
06-505	08/23/2006	3	ALTERATIONS	5,800			100	100
06-505	08/23/2006	3	ALTERATIONS	5,800	05/14/2007	SJ	100	100
90-668	10/01/1990	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100


LAND

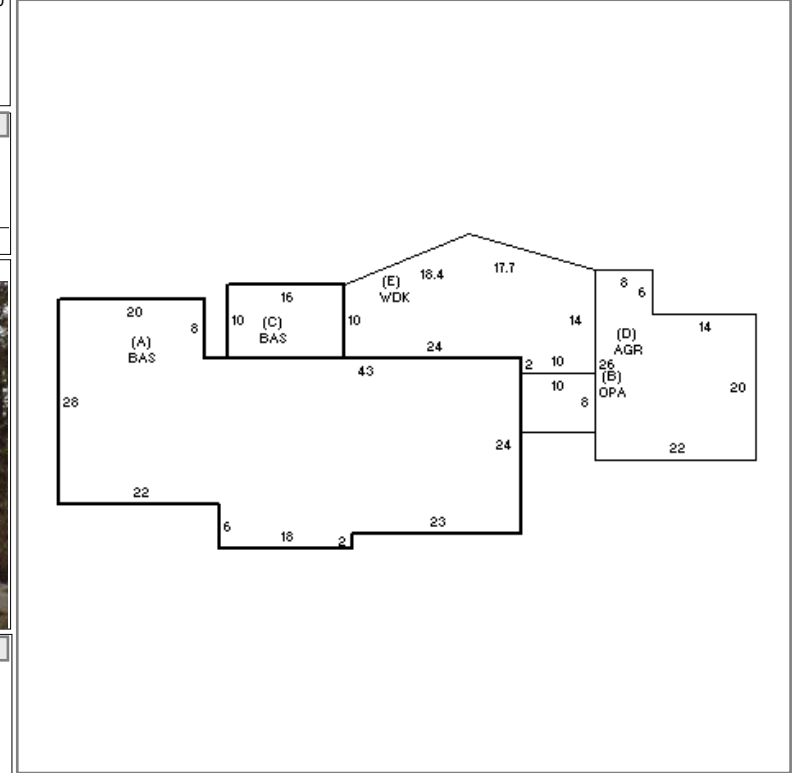
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	528,000	1.00	100	1.00	R05	1.20	484,850
300	A	0.262	NS 1.00	100	1.00	23,760	1.00	100	1.00	R05	1.20	6,230

DETACHED

TOTAL	1.180 Acres		ZONING	FRNT	164	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	491,100	446,700
Infl1	FACTOR 100			BUILDING	295,400	266,300		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					TOTAL	786,500	713,000	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/11/2003
									



BUILDING	CD	ADJ	DESC	MEASURE	5/6/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/6/2014	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	TOTAL RCN		393.869	
	CONDITION	ELEM	CD	
	EXTERIOR			
	INTERIOR			
	KITCHEN			
	BATHS			
	HEAT			
	ELECT			
	EFF.YR/AGE	1990 / 32		
	COND	25	25 %	
	FUNC	0		
	ECON	0		
	DEPR	25	% GD	75
	RCNLD	\$295,400		

BUILDING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	393.869
NET AREA	1,780	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,780	1955	186.64	332,218		
\$NLA(RCN)	\$221	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	80		56.65	4,532		
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	488		48.80	23,815		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	496		42.24	20,951		
				FLOOR COVER	99	N/A	1.00	F11	O	O	FPL 1S 1OP	1		8,009.10	8,009		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$4,345														
# UNITS		1	1.00														