Key: 2663

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,564

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NICHOLS WENDY & HARRIS MICHAEL 61 INDIAN TRL SCITUATE, MA 02066	7-4-6-0	61 INDIAN TRL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NICHOLS WENDY & HARRIS MI	10/01/2021	F	1	55776-64
NICHOLS WENDY P	02/27/2007	F	-100	34172-67
NICHOLS WENDY P	08/21/1990	QS	265,000	9904-255

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

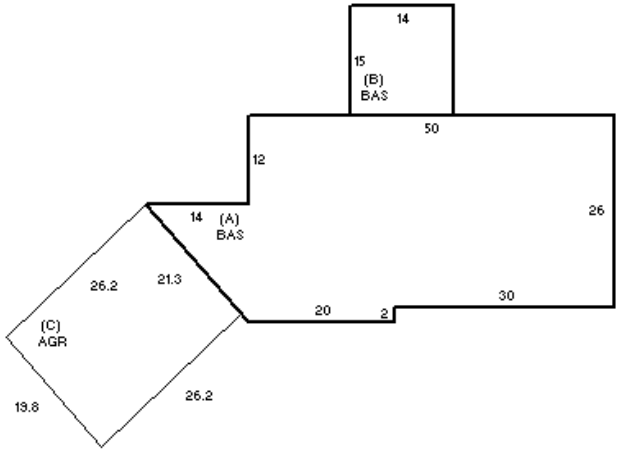
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
90-558	09/01/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,114	NS 1.00	100 1.00	100 1.00	528,000	1.29	100 1.00	R05 1.20			469,890

TOTAL	30,114 SF	ZONING		FRNT	146
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	469,900	427,200
BUILDING	254,800	229,900
DETACHED	1,300	1,100
OTHER	0	0
TOTAL	**726,000**	**658,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		500	1.10	600
S/V	A 1.00	SV 1.00	PATIO		600	1.10	700

PHOTO 11/11/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/28/2010	PL
LIST	8/28/2010	EST
REVIEW	3/30/2011	KT

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,662	DETAIL ADJ	0.849
$NLA(RCN)	$222	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,736
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,662	1955	195.29	324,574
C	AGR	N	ATT GARAGE	519		48.07	24,950
	F11	O	FPL 1S 1OP	2		8,009.10	16,018

TOTAL RCN	369,278
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$254,800