

Key: 2664

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.565

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BENT NICOLE H TR 67 INDIAN TRL SCITUATE, MA 02066				7-4-7-F				67 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BENT NICOLE H TR				07/19/2021	F	100	55332-333				
LEVANGIE JOHN A & MARY H				12/17/1993	F	1	12502-196				
HUBBELL RICHARD B & ANN S				01/01/1962	XX		2855-401				

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	%
15-667	10/07/2015	3	ALTERATIONS	15,000	06/07/2016	SJ	100	100
89-560	10/01/1989	2	ADDITIONS				100	100

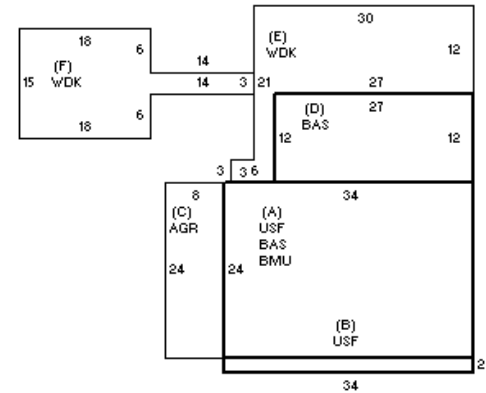
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,240	NS 1.00	100	1.00	528,000	1.46	100	1.00	R05	1.20	463,730

TOTAL	26,240 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE CONFIRMATORY DEED. . . .	LAND	463,700	421,600		
Infl1	FACTOR 100		BUILDING	372,300	349,100		
Infl2	PHY 100		DETACHED	700	600		
			OTHER	0	0		
			TOTAL	836,700	771,300		

DETACHED

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



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	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- GOOD TO AVG

INDING

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	496,390
NET AREA	2,024	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949		
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	884	1973	186.54	164,901		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	192		61.79	11,863		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,140	1973	205.13	233,843		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	717		38.40	27,533		
				INT FINISH	99	N/A	1.00	BMG	O	BSMT GARAGE	2		2,491.00	4,982			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		8,239.00	8,239			
				FUEL SOURCE	99	N/A	1.00										
																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	\$372,300