

Key: 2667

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.568

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MARQUIS CAITLIN & KLEIN MADISON OLIVER 30 INDIAN TRL SCITUATE, MA 02066				7-5-14-0				30 INDIAN TRL				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MARQUIS CAITLIN & SCOTT RANDALL A & JESSICA				09/10/2020	QS	820,000	53412-260	
				WARD NICHOLAS R &				12/09/2011	QS	425,000	40700-232	
								08/28/2007	F	1	35005-149	

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	%
13-587	09/06/2013	3	ALTERATIONS	4,000	06/10/2014	MR	100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.672	NS 1.00	100	1.00	23,760	1.00	100	1.00	R05	1.20	15,970

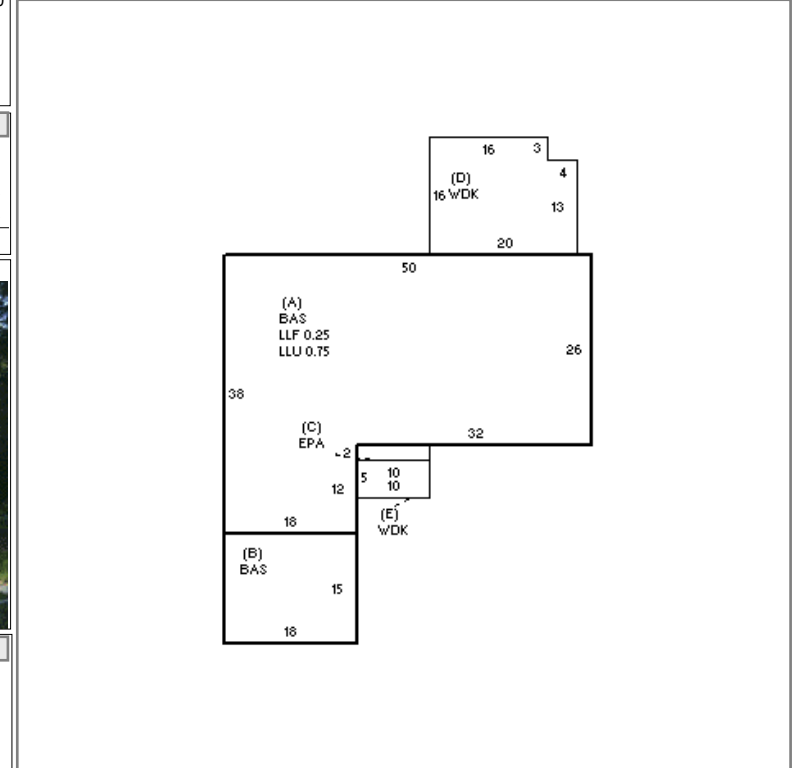
TOTAL	1.590 Acres		ZONING	FRNT	296		ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	500,800	456,100	
Inf1	FACTOR 100			BUILDING	373,400	332,400			
Inf2	PHY 100			DETACHED	1,100	1,000			
				OTHER	0	0			
						TOTAL	875,300	789,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70 11X15		165	9.20	1,100



BLDG COMMENTS

MLS



BUILDING	CD	ADJ	DESC	MEASURE	6/7/2021	JD								TOTAL RCN	466,775					
MODEL	1		RESIDENTIAL	LIST	6/7/2021	EST	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	1,137	51.77	58,863	CONDITION ELEM	CD	
STYLE	1	0.85	RANCH [100%]	REVIEW	10/5/2020	JD	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	379	123.00	46,617	EXTERIOR	A	
QUALITY	+	1.10	AVG +/GOOD - [100%]				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,786	178.32	318,484	INTERIOR	G	
FRAME	1	1.00	WOOD FRAME [100%]				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	20	99.22	1,984	KITCHEN	V	
YEAR BLT	1956	SIZE ADJ	1.000				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	358	42.24	15,122	BATHS	G	
NET AREA	2,165	DETAIL ADJ	0.867				INT FINISH	1	PLASTER	1.00	BMG	O	BSMT GARAGE	2	2,740.10	5,480	HEAT	U		
\$NLA(RCN)	\$216	OVERALL	1.000				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S IOP	1	8,009.10	8,009	ELECT	U		
							FUEL SOURCE	1	OIL	1.00	GFP	O	GAS FIREPLACE	1	6,111.60	6,112				
CAPACITY			UNITS	ADJ														TOTAL RCN	466,775	
STORIES	1	1.00															CONDITION ELEM	CD		
ROOMS	7	1.00															EXTERIOR	A		
BEDROOMS	3	1.00															INTERIOR	G		
BATHROOMS	2	1.00															KITCHEN	V		
# 1/2 BATHS	1	1.00															BATHS	G		
TOT FIXTURES	8	\$6,104															HEAT	U		
# UNITS	1	1.00															ELECT	U		
EFF. YR/AGE			2002 / 20															COND	18	18%
FUNC			0															FUNC	0	
ECON			0															ECON	0	
DEPR			20 % GD															DEPR	20	% GD 80
RCNLD																		RCNLD	\$373,400	