

Key: 2669

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.570

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|---|--|--|--|------------------|----|--|--|--------------------|---|------------|--|--------------|--|
| MJTC, INC PO BOX 2 NORTH SCITUATE, MA 02060 | | | | 7-5-16-0 | | | | 20-REAR INDIAN TRL | | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | |
| | | | | MJTC, INC | | | | 08/29/2018 | H | 442,000 | | 50227-62 | |
| HOGAN VIRGINIA M | | | | 06/18/1981 | QS | | | 5010-492 | | | | | |
| GRIP ELIZABETH | | | | 01/01/1952 | XX | | | 2171-259 | | | | | |

| 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 % |
| | | | | | | | |

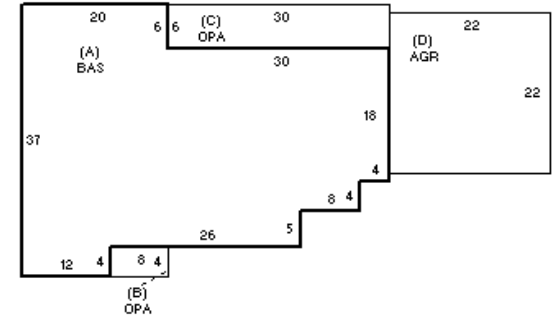
LAND

| 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 | 0.312 | NS 1.00 | 100 | 1.00 | 23,760 | 1.00 | 100 | 1.00 | R05 | 1.20 | 7,410 |

| | | | | | | | |
|-------|--------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 1.230 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | NO. SCITUATE | NOTE | | | LAND | 492,300 | 447,900 |
| Infl1 | FACTOR 100 | | BUILDING | 227,600 | 205,500 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | | 719,900 | 653,400 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/28/2010 | PL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| 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

G

| YEAR BLT | 1951 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 329,822 | |
|----------------------|-------|------------|---------|-----------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|---------|--|
| NET AREA | 1,442 | DETAIL ADJ | 0.823 | FOUNDATION | 2 | SLAB | 0.95 | A | BAS | L | BASE AREA | 1,442 | 1951 | 195.42 | 281,791 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$229 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | OPA | N | OPEN PORCH | 212 | | 56.65 | 12,010 | EXTERIOR | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | D | AGR | N | ATT GARAGE | 484 | | 48.90 | 23,667 | INTERIOR | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,009.10 | 8,009 | KITCHEN | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | BATHS | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | | |
| | | | | HEATING/COOLING | 3 | RADIANT | 1.02 | | | | | | | | | ELECT | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 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 | | | | | | | | | | | | | | | |
| EFF.YR/AGE 1972 / 50 | | | | | | | | | | | | | | | | | | |
| COND 31 31 % | | | | | | | | | | | | | | | | | | |
| FUNC 0 | | | | | | | | | | | | | | | | | | |
| ECON 0 | | | | | | | | | | | | | | | | | | |
| DEPR 31 % GD 69 | | | | | | | | | | | | | | | | | | |
| RCNLD \$227,600 | | | | | | | | | | | | | | | | | | |