Key: 2672

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,573

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOLDEN CRESSON W TR &	7-5-19-0	2 INDIAN TRL
ERIK P TR		
2 INDIAN TRL		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOLDEN CRESSON W TR &	06/11/2018	F	100	49900-119
WALSH MURIEL A	06/29/2004	F		28551-206
WALSH JOHN F & MURIEL A	01/01/1969	QS		3437-704

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	%
90-287	06/01/1990	7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,446	NS 1.00	100 1.00	100 1.00	528,000	1.17	100 1.00	R05 1.20			474,970

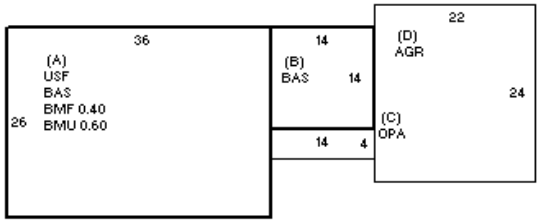
TOTAL	33,446 SF	ZONING		FRNT	387
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	475,000	431,800
BUILDING	453,100	419,500
DETACHED	0	0
OTHER	0	0
TOTAL	**928,100**	**851,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/11/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	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	1962	SIZE ADJ	1.000
NET AREA	2,068	DETAIL ADJ	1.030
$NLA(RCN)	$296	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,910
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
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
A	BMU	N	BSMT UNFINISHED	562		57.69	32,424
A	BMF	N	BSMT FINISH-SEP	374		80.99	30,290
A	USF	L	UPPER STORY FIN	936	1962	225.09	210,688
+	BAS	L	BASE AREA	1,132	1962	247.52	280,194
C	OPA	N	OPEN PORCH	56		61.80	3,461
D	AGR	N	ATT GARAGE	528		52.23	27,578
	F21	O	FPL 2S 1OP	2		9,886.20	19,772

TOTAL RCN	612,318

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$453,100