

Key: 2681

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.582

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WARD DANIEL V & CHRISTINA B 1 BIRCH LN SCITUATE, MA 02066				8-1-A-0				1 BIRCH LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WARD DANIEL V & CHRISTINA				04/07/2020	QS	2,162,500	52577-224				
WOLFE JAMES D & CATHERINE				07/16/2015	QS	940,000	45803-94				
GREEN PAUL T & MICHELE M				01/09/2012	F	-100	40836-18				

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	%
18-682		7	OTHERS		05/24/2021	JD	100	100
		7	OTHERS		09/18/2020	JD	100	100
16-465	10/02/2018	2	ADDITIONS	71,000	06/03/2019	JD	100	100
16-66	08/16/2016	7	OTHERS	33,000	06/19/2017	SJ	100	100
	02/17/2016	3	ALTERATIONS	8,000	06/07/2016	SJ	100	100

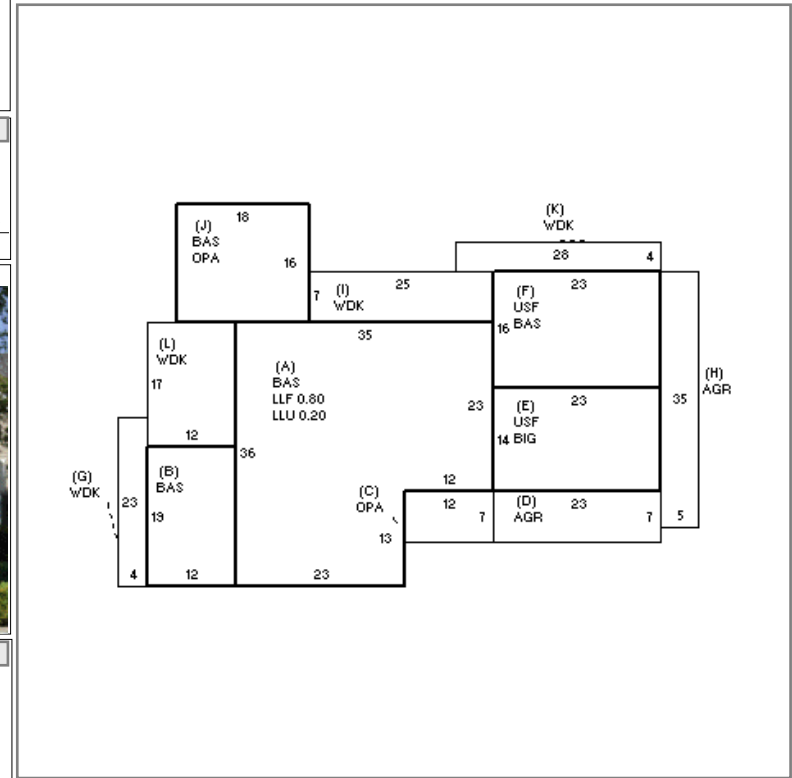
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,638	MB	1.00	1.00	1,100,000	1.82	1.00	1.00	R07	2.50	946,640

TOTAL	20,638 SF	ZONING	FRNT	478	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E	IN M7....		LAND	946,600	860,600
Inf1	FACTOR 100		BUILDING	1,434,100	1,205,500		
Inf2	PHY 100		DETACHED	47,900	45,600		
			OTHER	0	0		
			<b>TOTAL</b>	<b>2,428,600</b>	<b>2,111,700</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E	1.80	10 0.90	18 X 38	2016	684 62.98	38,800
PTD	G	1.20	10 0.90			400 9.01	3,200
JAC	G	1.20	10 0.90	6 X 6		1 6,563.52	5,900



BLDG COMMENTS
Basement- Xtra sink in Wetbar, GD to EX 2021 MLS



BUILDING	CD	ADJ	DESC	MEASURE	6/12/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/24/2021	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,434,064
NET AREA	3,561	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	221		110.02	24,314		
\$NLA(RCN)	\$403	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	883	1979	261.38	230,801		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	516	2019	378.95	195,539		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	372		92.70	34,484		
				FLOOR COVER	24	COMB	1.00	+	AGR	N	ATT GARAGE	336		74.62	25,072		
				INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	322		85.36	27,486		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	USF	L	UPPER STORY FIN	690	1979	344.62	237,785		
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	1,472	1979	378.95	557,816		
								+	WDK	N	WOOD DECK	583		69.12	40,297		
									F23	O	FPL 2S 3OP	1		27,936.00	27,936		
									GFP	O	GAS FIREPLACE	1		10,000.80	10,001		
									ODS	O	OUT DOOR SHOWER	1		2,763.00	2,763		

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	\$19,768
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$1,434,100
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