

Key: 2682

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.583

LEGA L

CURRENT OWNER				PARCEL ID				LOCATION			
LEAHY BARBARA E TR & DAVID H TR 2 BIRCH LN SCITUATE, MA 02066				8-2-11-0				2 BIRCH LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LEAHY BARBARA E TR & LEAHY BARBARA E				01/11/2017	F	100	47991-269				
LEAHY BARBARA E & DAVID H				11/22/2011	F	-100	40617-107				
				09/17/2010	F	1	38987-204				

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	%
86-87	03/01/1986	3	ALTERATIONS				100	100
86-99	03/01/1986	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100
		7	OTHERS				100	100

LAND

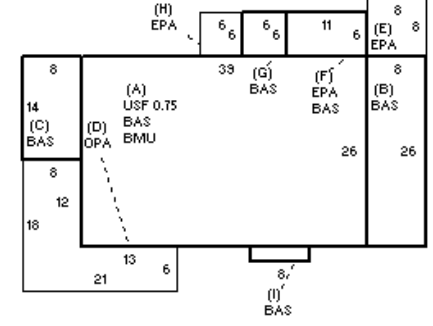
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,909	MB 1.00	100	1.00	1,100,000	1.30	100	1.00	R07	2.50	978,240

DETACHED

TOTAL	29,909 SF	ZONING	FRNT	406	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE IN M7... formerly # 634 Hatherly Rd	LAND	978,200	889,300		
Inf1	FACTOR 100		BUILDING	475,200	429,000		
Inf2	PHY 100		DETACHED	19,300	18,400		
			OTHER	0	0		
TOTAL			TOTAL	1,472,700	1,336,700		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	L	0.80	30 0.70 GARAGE	1920	840	32.55	19,100	05/10/2007
S/V	A	1.00	SV 1.00 SHED		200	1.10	200	



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VGD TO GD PER FIELD REVIEW. STYLE CHANGE FROM CONV TO CAPE PER FIELD REVIEW.

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	688,652
NET AREA	2,213	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,014		56.38	57,169	CONDITION ELEM	CD
\$NLA(RCN)	\$311	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	761	1910	242.36	184,436		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,452	1910	266.51	386,970		
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	222		61.80	13,720			
ROOMS	8	1.00	FLOOR COVER	99	N/A	1.00	+	EPA	N	ENCLOSED PORCH	166		108.24	17,968			
BEDROOMS	4	1.00	INT FINISH	99	N/A	1.00	F21	O	FPL 2S 1OP		2		9,886.20	19,772			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02											
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00											
TOT FIXTURES	8	\$8,617															
# UNITS	1	1.00															

EXTERIOR	INTERIOR	KITCHEN	BATHS	HEAT	ELECT
EFF.YR/AGE		1972 / 50			
COND	31	31 %			
FUNC	0				
ECON	0				
DEPR	31	% GD	69		
RCNLD	\$475,200				