

Key: 2694

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.595

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WITKOS MATTHEW J & CATHERINE R 7 GRASSHOPPER LN SCITUATE, MA 02066				7-6-14-0				7 GRASSHOPPER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WITKOS MATTHEW J & CATHER				08/10/2018	O	1,175,000	50154-32				
LYDON RICHARD A & PATRICI				12/18/2007	F	1 35409-323					
LYDON RICHARD, PATRICIA				12/31/2002	QS	23830-298					

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	%
21-158	02/24/2021	3	ALTERATIONS	30,000	05/24/2021	JD	100	100
19-262	04/16/2019	1	NEW CONST	80,000	06/03/2019	JD	100	50
19-262	04/16/2019	1	NEW CONST	80,000	05/28/2020	JD	100	90
19-222	04/16/2019	1	NEW CONST	900,000	05/28/2020	JD	100	90
19-262	04/16/2019	1	NEW CONST	80,000	11/05/2020	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,566	MB	1.00	1.00	1,100,000	1.91	1.00	1.00	R07	2.50	942,730

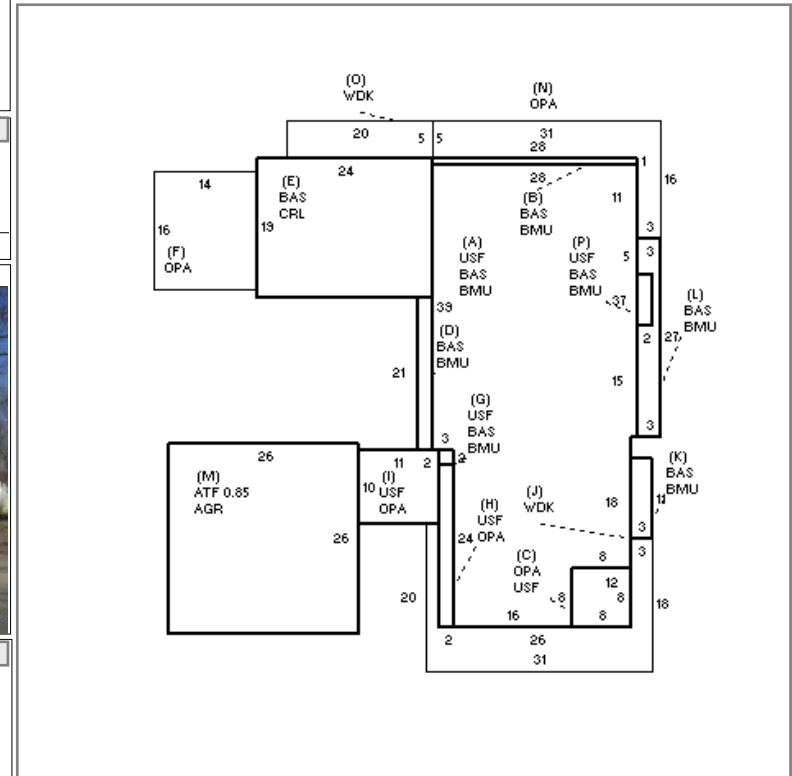
TOTAL	19,558 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	942,700	857,000
Inf1	FACTOR 100		LAND	2,680,100	2,245,100		
Inf2	PHY 100		DETACHED	50,500	48,100		
				OTHER	0	0	
				TOTAL	3,673,300	3,150,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E	1.80	10 0.90	40 X 19	2019	760 61.70	42,200
SHF	G	1.20	10 0.90	20 X 32	2020	640 12.72	7,300
PTD	G	1.20	10 0.90	8 X 12	2020	96 11.38	1,000



BUILDING	CD	ADJ	DESC	MEASURE	2/20/2020	JD
MODEL	1		RESIDENTIAL	LIST	2/20/2020	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	11/5/2020	JD
QUALITY	S	2.20	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,734,785
NET AREA	4,659	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,790		87.25	156,174		
\$NLA(RCN)	\$587	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	2,218	2020	551.80	1,223,893		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	28	0	551.81	15,451		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,838	2020	501.80	922,315		
				FLOOR COVER	1	HARDWOOD	1.00	E	CRL	N	BSMT CRAWL	456		19.48	8,884		
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	630		113.30	71,379		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	350		84.48	29,568		
				FUEL SOURCE	2	GAS	1.00	M	AGR	N	ATT GARAGE	676		90.71	61,323		
								M	ATF	L	ATTIC FINISH	575	2020	356.52	205,000		
									GEN	O	GENERATOR	1		0.00			
									ODS	O	OUT DOOR SHOWER	1		4,103.00	4,103		



CONDITION	ELEM	CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A

EFF. YR/AGE	2020 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98

RCNLD	\$2,680,100
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