

Key: 27

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 24

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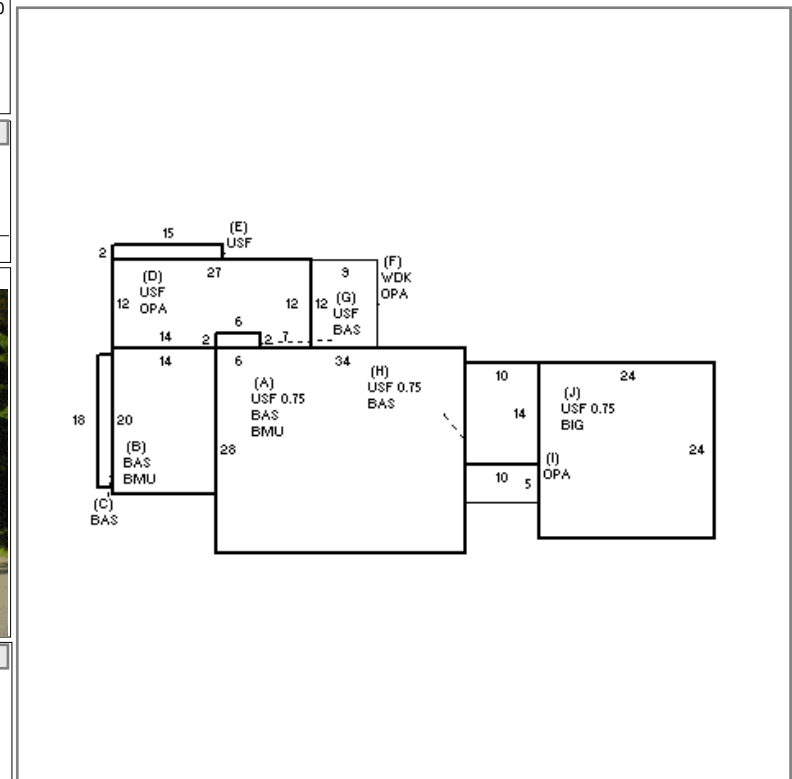
CURRENT OWNER				PARCEL ID				LOCATION				
WARD NICHOLAS R & STRACHAN MARY J 77 INDIAN WIND DRIVE SCITUATE, MA 02066				10-1-2-G				77 INDIAN WIND DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				WARD NICHOLAS R & WINCHESTER WALTER				08/31/1993	D	349,000	12164-91	
						11/30/1899	XX		3457-431			

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	%
09-258	06/17/2009	3	ALTERATIONS	8,500	09/24/2010	SJ	100	100
98-529	10/13/1998	2	ADDITIONS				100	100
96-32	01/26/1996	7	OTHERS				100	100
93-291	05/20/1993	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.031	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	610

TOTAL	41,331 SF	ZONING	FRNT	111	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E			LAND	404,700	367,900
Inf1	FACTOR 100		BUILDING	719,500	640,000		
Inf2	PHY 100		DETACHED	1,100	1,000		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,125,300</b>	<b>1,008,900</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1996	1,000	1.10	1,100



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	910,722		
NET AREA	3,025	DETAIL ADJ	1.155	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,232		53.55	65,975	CONDITION ELEM	CD		
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,420	1994	261.78	371,732	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	470		61.80	29,046	INTERIOR			
				ROOF COVER	2	WOOD SHINGLES	1.01	+	USF	L	UPPER STORY FIN	1,605	1994	238.06	382,092	KITCHEN			
				FLOOR COVER	99	N/A	1.00	F	WDK	N	WOOD DECK	108		46.08	4,976	BATHS			
				INT FINISH	99	N/A	1.00	J	BIG	N	BUILT-IN GARAGE	576		59.11	34,045	HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04	F11	O	FPL 1S 1OP	1		8,737.20	8,737	ELECT				
				FUEL SOURCE	99	N/A	1.00	HTB	O	HOT TUB	1		4,138.80	4,139					
																		EFF.YR/AGE	2000 / 22
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$719,500