

Key: 2725

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.628

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|--|
| DOWD PAUL 15 SEA GATE CIR SCITUATE, MA 02066 | | | | 15-2-5-0 | | | | 15 SEA GATE CIR | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| DOWD PAUL | | | | 04/15/2021 | QS | 655,000 | (131839) | | | | | |
| SHEEHAN PAMELA J | | | | 07/27/2005 | QS | 410,000 | (107683) | | | | | |
| DONOVAN CATHERINE C | | | | 01/01/1958 | QS | 24878- | | | | | | |

| 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 | % |
| 14-155 | 12/12/2014 | 3 | ALTERATIONS | 124,327 | 07/02/2015 | SJ | 100 | 100 |
| | | 3 | ALTERATIONS | | 08/11/2011 | SJ | 100 | 100 |
| 10-478 | 10/19/2010 | 3 | ALTERATIONS | | 08/11/2011 | SJ | 100 | 100 |
| 92-210 | 03/19/1992 | 3 | ALTERATIONS | | | | 100 | 100 |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 9,300 | MB 1.00 | 100 | 1.00 | 100 | 1.00 | 660,000 | 3.83 | 100 | 1.00 | PF1 1.50 | 539,700 |

| TOTAL | 9,300 SF | ZONING | FRNT | 83 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh | MINOT BCH | NOTE | | | LAND | 539,700 | 490,600 |
| Inf1 | FACTOR 100 | | BUILDING | 195,400 | 173,800 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 735,100 | 664,400 |

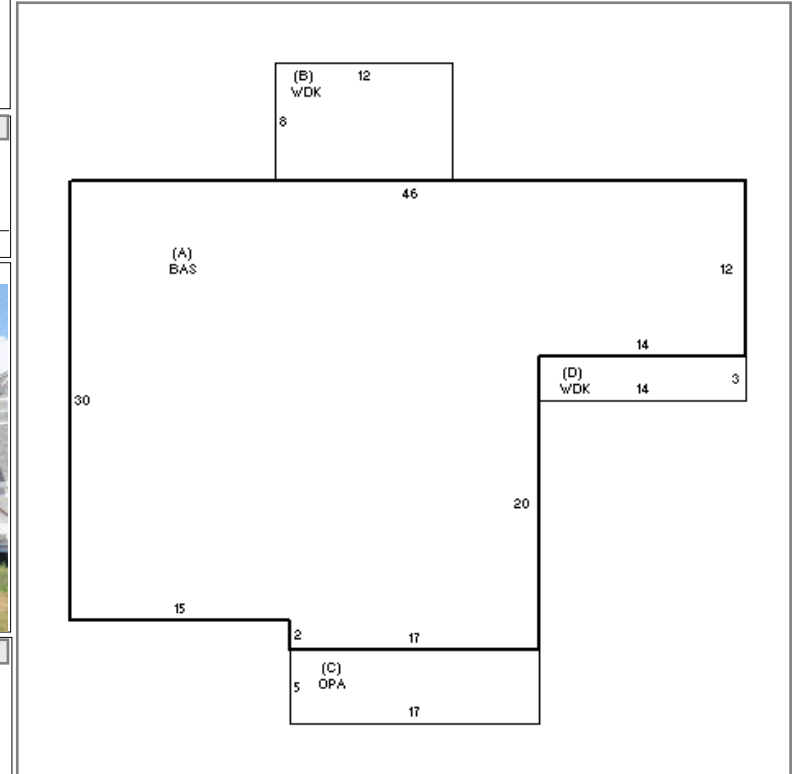
DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/24/2022 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/24/2022 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 3/5/2021 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | MLS |
|---------------|-----|
| | |



BUILDING

| YEAR BLT | 1951 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,162 | DETAIL ADJ | 0.849 |
| \$NLA(RCN) | \$210 | OVERALL | 1.000 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|---------------|------|
| FOUNDATION | 1 | PIER | 0.98 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 24 | COMB | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA | 1,162 | 1951 | 193.82 | 225,223 |
| + | WDK | N | WOOD DECK | 138 | | 38.40 | 5,299 |
| C | OPA | N | OPEN PORCH | 85 | | 51.51 | 4,378 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |

| TOTAL RCN | 244,219 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2002 / 20 |
| COND | 18 18% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 20 % GD 80 |
| RCNLD | \$195,400 |