

Key: 2778

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.681

LEGAL

LAND

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| MAKKAR HANSPAUL S TR<br>43 WATERSIDE LANE<br>WEST HARTFORD, CT 06107 |  |  |  | 15-1-28-0  |    |            |              | 57 SURFSIDE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| MAKKAR HANSPAUL S TR   |  |  |  | 09/24/2013 | F  | 100        | 43635-213    |                |  |  |  |
| MAKKAR SINGH HANSPAUL  |  |  |  | 10/17/2012 | QS | 1,100,000  | 42111-68     |                |  |  |  |
| TEIXEIRA FRANK   |  |  |  | 06/22/2001 | QS | 715,000    | 20059-168    |                |  |  |  |

| 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 %   |
| 04-242 |            | 3             | ALTERATIONS |        | 05/12/2005 | SJ     | 100 100 |
| 01-700 | 05/01/2004 | 3             | ALTERATIONS | 20,000 | 07/07/2004 | SJ     | 100 100 |
| 91-576 | 12/11/2001 | 3             | ALTERATIONS |        |            |        | 100 100 |
| 89-339 | 11/04/1991 | 3             | ALTERATIONS |        |            |        | 100 100 |
|        | 06/01/1989 | 3             | ALTERATIONS |        |            |        | 100 100 |

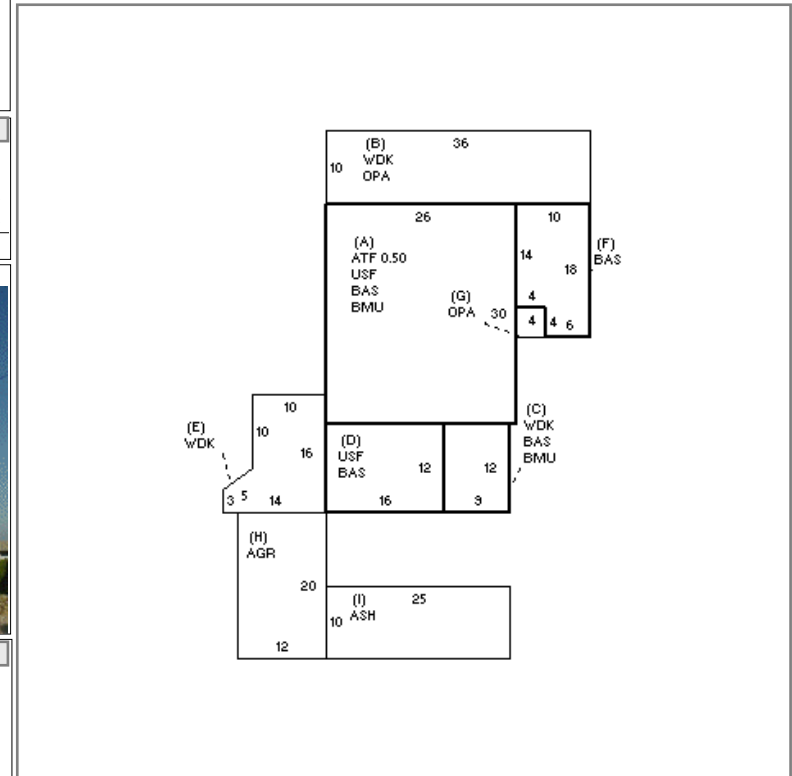
| CD  | T | AC/SF/UN | Ngh     | Inf1     | Inf2     | ADJ BASE  | SAF  | Inf3     | Lpi      | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|----------|----------|-----------|------|----------|----------|----|------------|-----------|
| 100 | S | 7,000    | MB 1.00 | 100 1.00 | 100 1.00 | 1,100,000 | 5.02 | 100 1.00 | WF2 2.50 |    |            | 886,860   |

| TOTAL | 7,013 SF   | ZONING           | FRNT         | 62      | ASSESSED         | CURRENT          | PREVIOUS |
|-------|------------|------------------|--------------|---------|------------------|------------------|----------|
| Ngh   | MINOT BCH  | N<br>O<br>T<br>E |              |         | LAND             | 886,900          | 806,200  |
| Inf1  | FACTOR 100 |                  | BUILDING     | 713,100 | 641,800          |                  |          |
| Inf2  | PHY 100    |                  | DETACHED     | 0       | 0                |                  |          |
|       |            |                  | OTHER        | 0       | 0                |                  |          |
|       |            |                  | <b>TOTAL</b> |         | <b>1,600,000</b> | <b>1,448,000</b> |          |

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



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



DETACHED

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 4/21/2011 | SJ |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 4/21/2011 |    |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 3/31/2011 | KT |
| QUALITY  | G  | 1.20 | GOOD [100%]         |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

| YEAR BLT     | 1900  | SIZE ADJ   | 1.000    | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 810,350 |                |            |
|--------------|-------|------------|----------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|------------|
| NET AREA     | 2,606 | DETAIL ADJ | 1.200    | FOUNDATION      | 5  | BRICK/STONE   | 1.00 | + | BMU | N | BSMT UNFINISHED | 888   |      | 58.60     | 52,039  |           |         |                |            |
| \$NLA(RCN)   | \$311 | OVERALL    | 1.000    | EXT COVER       | 1  | WD SHINGLES   | 1.00 | + | USF | L | UPPER STORY FIN | 972   | 1900 | 252.58    | 245,512 |           |         |                |            |
|              |       |            |          | ROOF SHAPE      | 1  | GABLE         | 1.00 | A | ATF | L | ATTIC FINISH    | 390   | 1900 | 179.46    | 69,989  |           |         |                |            |
|              |       |            |          | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | + | OPA | N | OPEN PORCH      | 376   |      | 61.80     | 23,237  |           |         |                |            |
|              |       |            |          | FLOOR COVER     | 99 | N/A           | 1.00 | + | BAS | L | BASE AREA       | 1,244 | 1900 | 277.75    | 345,521 |           |         |                |            |
|              |       |            |          | INT FINISH      | 99 | N/A           | 1.00 | + | WDC | N | WOOD DECK       | 646   |      | 46.08     | 29,767  |           |         |                |            |
|              |       |            |          | HEATING/COOLING | 1  | FORCED AIR    | 1.00 | H | AGR | N | ATT GARAGE      | 240   |      | 67.26     | 16,142  |           |         |                |            |
|              |       |            |          | FUEL SOURCE     | 99 | N/A           | 1.00 | I | ASH | N | ATT SHED        | 250   |      | 22.35     | 5,587   |           |         |                |            |
|              |       |            |          |                 |    |               |      |   | F31 | O | FPL 3S 1OP      | 1     |      | 11,036.40 | 11,036  |           |         |                |            |
| CAPACITY     |       | UNITS      | ADJ      |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | CONDITION ELEM | CD         |
| STORIES      |       | 2.5        | 1.00     |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | EXTERIOR       |            |
| ROOMS        |       | 9          | 1.00     |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | INTERIOR       |            |
| BEDROOMS     |       | 4          | 1.00     |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | KITCHEN        |            |
| BATHROOMS    |       | 2          | 1.00     |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | BATHS          |            |
| # 1/2 BATHS  |       | 2          | 1.00     |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | HEAT           |            |
| TOT FIXTURES |       | 10         | \$11,520 |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | ELECT          |            |
| # UNITS      |       | 1          | 1.00     |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |          |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | COND           | 12 12 %    |
|              |       |            |          |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | FUNC           | 0          |
|              |       |            |          |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | ECON           | 0          |
|              |       |            |          |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | DEPR           | 12 % GD 88 |
|              |       |            |          |                 |    |               |      |   |     |   |                 |       |      |           |         |           |         | RCNLD          | \$713,100  |