Key: 2806

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,710

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MINOT PLAGE LLC S/O LYDON CHRISTOPHER D. 17 POND VIEW AV SCITUATE, MA 02066	15-4-11-0	17 POND VIEW AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYDON CHRISTOPHER D.	09/08/2023	V	1	58260-120
MINOT PLAGE LLC	08/12/2022	V	625,000	57124-219
RICHER THEODORE TR	03/15/2021	F		54578-72

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

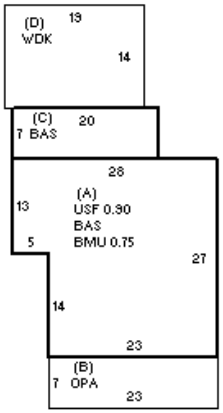
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-341	04/17/2023	3	ALTERATIONS	8,500	05/16/2023	NC	100	100
22-0984	09/21/2022	3	ALTERATIONS	25,000	05/16/2023	NC	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	MB 1.00	100 1.00	100 1.00	748,000	3.27	100 1.00	R09 1.70			617,290

TOTAL	11,021 SF	ZONING		FRNT	227
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	617,300	561,200
BUILDING	343,200	131,600
DETACHED	0	0
OTHER	0	0
TOTAL	**960,500**	**692,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/16/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/16/2023	NC
LIST	5/16/2023	REF
REVIEW	6/27/2023	MR

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,443	DETAIL ADJ	1.248
$NLA(RCN)	$297	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,990
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	515		59.82	30,809
A	USF	L	UPPER STORY FIN	617	1910	244.98	151,155
B	OPA	N	OPEN PORCH	161		51.50	8,292
+	BAS	L	BASE AREA	826	1910	269.39	222,518
D	WDK	N	WOOD DECK	266		38.40	10,214
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	428,978

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			$343,200