

Key: 2900

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.804

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
BANKS FLORENCE L TR & BANKS GARY M JR TR 128 INDIAN TRL SCITUATE, MA 02066				4-2-3-0				128 INDIAN TRL					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				BANKS FLORENCE L TR & BANKS FLORENCE L BANKS GARY M & FLORENCE L				02/27/2019 09/26/1995 10/02/1991	F F QS	100 1 325,000	50849-317 13852-60 10514-332		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	NS 1.00	100	1.00	990,000	1.00	100	1.00	WV6	2.25	909,090	
300	A	0.722	NS 1.00	100	1.00	44,550	1.00	100	1.00	WV6	2.25	32,170	

LAND

TOTAL	1.640 Acres	ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N C/W 8... O T E			LAND	941,300	876,400
Inf1	FACTOR 100				BUILDING	428,100	381,000
Inf2	PHY 100				DETACHED	200	200
					OTHER	0	0
					<b>TOTAL</b>	<b>1,369,600</b>	<b>1,257,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/21/2011	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/31/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
OTHER FIX=SINK

INDING

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	578,498
NET AREA	2,415	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	1,810		11.02	19,948		
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	99	N/A	1.00	A	ATF	L	ATTIC FINISH	453	1958	131.22	59,441		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,962	1958	203.09	398,456		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ASH	N	ATT SHED	80		26.82	2,146		
				FLOOR COVER	99	N/A	1.00	E	AGR	N	ATT GARAGE	512		52.60	26,933		
				INT FINISH	99	N/A	1.00	F	OPA	N	OPEN PORCH	24		61.80	1,483		
				HEATING/COOLING	2	HOT WATER	1.02	G	WDK	N	WOOD DECK	1,028		46.08	47,370		
				FUEL SOURCE	99	N/A	1.00		F22	O	FPL 2S 2OP	1		13,566.00	13,566		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$428,100

