

Key: 2902

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.806

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SIDA CHRISTINE G 114 INDIAN TRL SCITUATE, MA 02066				4-2-5-0				114 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SIDA CHRISTINE G				10/18/2018	QS	1,205,500	50418-46				
HORN RICHARD E & CAROLYN				12/18/2003	QS	738,500	27249-70				
PUCCI PHYLLIS M				10/18/2001	F		20722-69				

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	%
04-688	10/20/2004	3	ALTERATIONS	205,000	08/15/2005	SJ	100	100

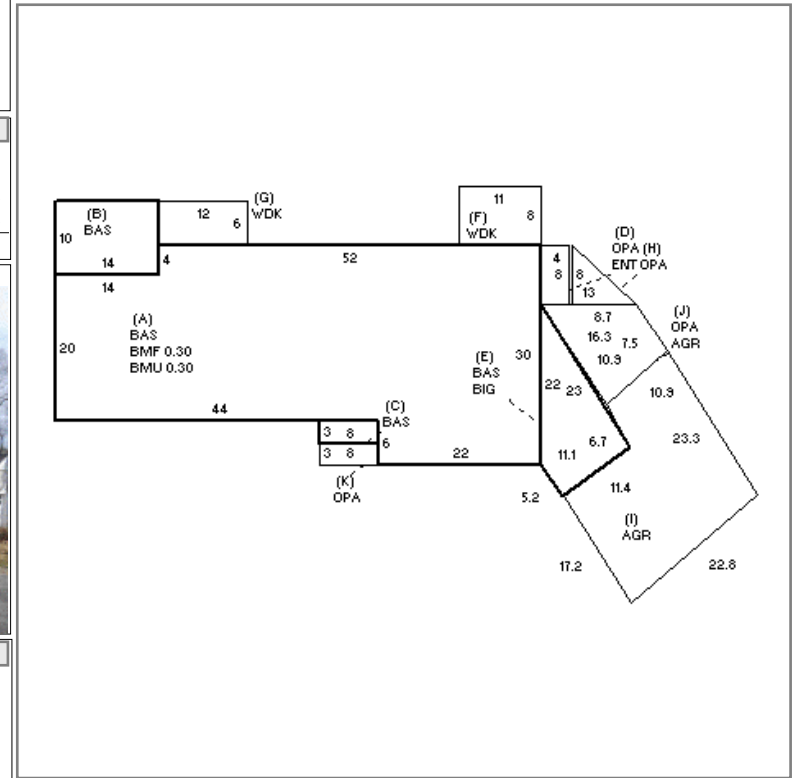
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,570	NS	1.00	100	1.00	100	1.00	990,000	1.31	100	1.00	879,440

DETACHED

TOTAL	29,577 SF	ZONING	FRNT	357	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	879,400	817,300
Inf1	FACTOR 100		BUILDING	543,800	484,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,423,200</b>	<b>1,301,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	3/25/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/31/2011	KT
QUALITY	G	1.20	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	Extra Shower Generator		

G

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	597,593			
NET AREA	1,988	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	498		51.99	25,889	CONDITION ELEM	CD			
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	498		72.98	36,342	EXTERIOR	V			
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	140	2005	214.00	29,960	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,848	1954	214.00	395,474	KITCHEN	V			
				FLOOR COVER	24	COMB	1.00	D	ENT	N	ENCLOSED ENTRY	32		117.23	3,751	BATHS	V			
				INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	164		43.00	7,051	HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	160		46.08	7,373	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	220		61.80	13,596					
																		EFF.YR/AGE	2013 / 9	
																		COND	9 9 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	9 % GD 91	
																		RCNLD	\$543,800	