

Key: 2971

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.878

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| HELLER ELIZABETH C & BRUCE TRS 43 COUNTRY CLUB CIR SCITUATE, MA 02066 | | | | 14-2-9-0 | | | | 43 COUNTRY CLUB CIR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HELLER ELIZABETH C & BRUC | | | | 08/18/2021 | F | | 1 55498-195 | | | | |
| HELLER BRUCE & ELIZABETH | | | | 06/21/1985 | QS | 153,000 | 6163-227 | | | | |
| HOFFMANN PATRICIA G | | | | 08/12/1980 | XX | | 4861-311 | | | | |

| 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 | % |
| 91-741 | 11/26/2001 | 3 | ALTERATIONS | | | | 100 | 100 |
| 93-389 | 07/07/1993 | 3 | ALTERATIONS | | | | 100 | 100 |
| 92-126 | 02/18/1992 | 2 | ADDITIONS | | | | 100 | 100 |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |
| | | 7 | OTHERS | | | | 0 | 0 |

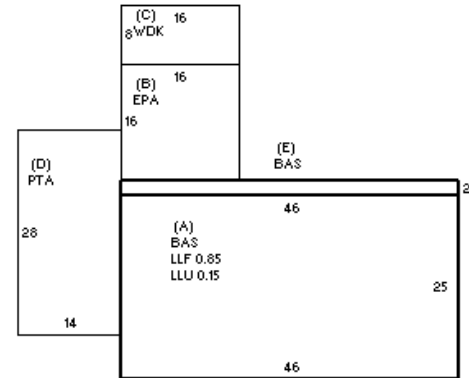
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|----------|------------|-----------|
| 100 | S | 23,334 | NS 1.00 | 100 | 1.00 | 374,000 | 1.62 | 100 | 1.00 | R03 0.85 | | 325,120 |

| TOTAL | 23,334 SF | ZONING | FRNT | 431 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|---------|----------|---------|----------|
| Ngh | NO. SCITUATE | NOTE | | | LAND | 325,100 | 313,000 |
| Inf1 | FACTOR 100 | | BUILDING | 319,600 | 284,600 | | |
| Inf2 | PHY 100 | | DETACHED | 12,800 | 12,200 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 657,500 | 609,800 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|-------------|------|-------|-----------|--------|
| GFU | L | 0.80 40 0.60 | GARAGE/LOFT | 1971 | 528 | 40.28 | 12,800 |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/9/2011 | PL |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/9/2011 | EST |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | 4/1/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1969 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 431,865 | | | | | | | | | | | | | | | |
|----------------|-----------|------------|-------|---|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|--|-------|----|---------|
| NET AREA | 2,220 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 173 | | 56.73 | 9,815 | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$195 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | LLF | L | LOWER LEVEL FIN | 978 | 1969 | 134.79 | 131,821 | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | EPA | N | ENCLOSED PORCH | 256 | | 90.20 | 23,091 | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | WDK | N | WOOD DECK | 128 | | 38.40 | 4,915 | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | D | PTA | N | PATIO | 392 | | 14.90 | 5,841 | | | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | + | BAS | L | BASE AREA | 1,242 | 1969 | 195.41 | 242,701 | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | F11 | O | | FPL 1S 10P | 1 | | 7,281.00 | 7,281 | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | | INTERIOR | | KITCHEN | | BATHS | | HEAT | | ELECT | | |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1985 / 37</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>26</td> <td>26 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>26</td> <td>% GD 74</td> </tr> </tbody> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 1985 / 37 | | COND | 26 | 26 % | FUNC | 0 | | ECON | 0 | | DEPR | 26 | % GD 74 |
| EFF.YR/AGE | 1985 / 37 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 26 | 26 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 26 | % GD 74 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$319,600</td> </tr> </thead> </table> | | | | | | | | | | | | | | RCNLD | \$319,600 | | | | | | | | | | | | | |
| RCNLD | \$319,600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |