

Key: 316

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 303

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CARROLL MICHAEL W & WARWICK LINDSY 107 OLD FORGE RD SCITUATE, MA 02066				42-3-22-0				107 OLD FORGE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CARROLL MICHAEL W & LEARY PATRICK & ALLISON				10/25/2021	QS	985,000	55900-53					
MCKIM JACLYN D TR				02/22/2019	QS	699,999	50832-209					
				05/16/2018	F	1	49806-73					

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	%
12-520		7	OTHERS		08/04/2022	JD	100	100
98-330	08/29/2012	7	OTHERS		08/31/2020	JD	100	100
	09/09/1998	2	ADDITIONS	39,000	08/05/2013	SJ	100	100
		1	NEW CONST				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.344	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	6,810

DETACHED

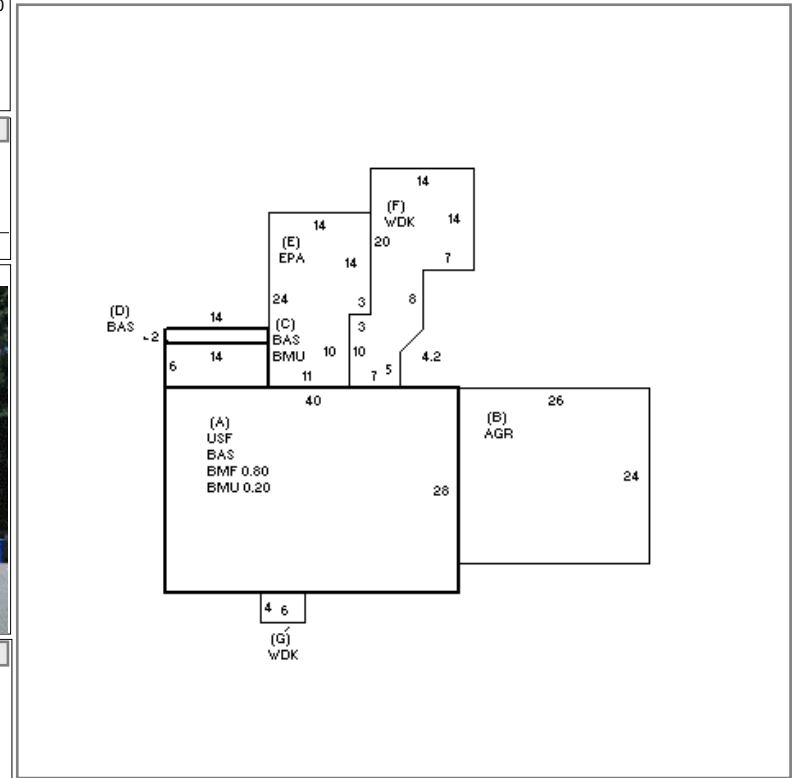
TOTAL	1.262 Acres		ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	410,900	373,900
Inf1	FACTOR 100			BUILDING	540,100	504,900		
Inf2	PHY 100			DETACHED	900	900		
				OTHER	0	0		
					TOTAL	951,900	879,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10		80	15.97	900

PHOTO 08/04/2022



BLDG COMMENTS
MLS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/26/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	675,184				
NET AREA	2,352	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	308		49.37	15,205	CONDITION ELEM	CD				
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	896		69.30	62,094	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,120	1999	203.95	228,428	INTERIOR	A				
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	624		46.08	28,756	KITCHEN	A				
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,232	1999	224.27	276,306	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	E	EPA	N	ENCLOSED PORCH	306		99.22	30,361	HEAT	A				
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	343		42.24	14,488	ELECT	A				
				FUEL SOURCE	2	GAS	1.00	GFP	O		GAS FIREPLACE	2		6,112.15	12,224						
																		EFF.YR/AGE	2002 / 20		
																		COND	18 18%		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$540,100		