

Key: 3374

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.254

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MASON MARC & KRISTA 11 DAYTON RD SCITUATE, MA 02066				28-20-2-A				11 DAYTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MASON MARC & KRISTA				06/03/2021	QS	633,500	(132090)				
GILLIS SHAWN				06/25/2007	QS	350,000	(110701)				
AMARU ANN TR				05/12/2006	F	1	(109022)				

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	%
89-50	02/01/1989	7	OTHERS		09/05/2021	JD	100	100
88-289	06/01/1988	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	440,000	3.58	100	1.00	R03	1.00	361,190

DETACHED

TOTAL	10,000 SF	ZONING	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	276,600	246,300		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
			TOTAL	638,800	575,700		

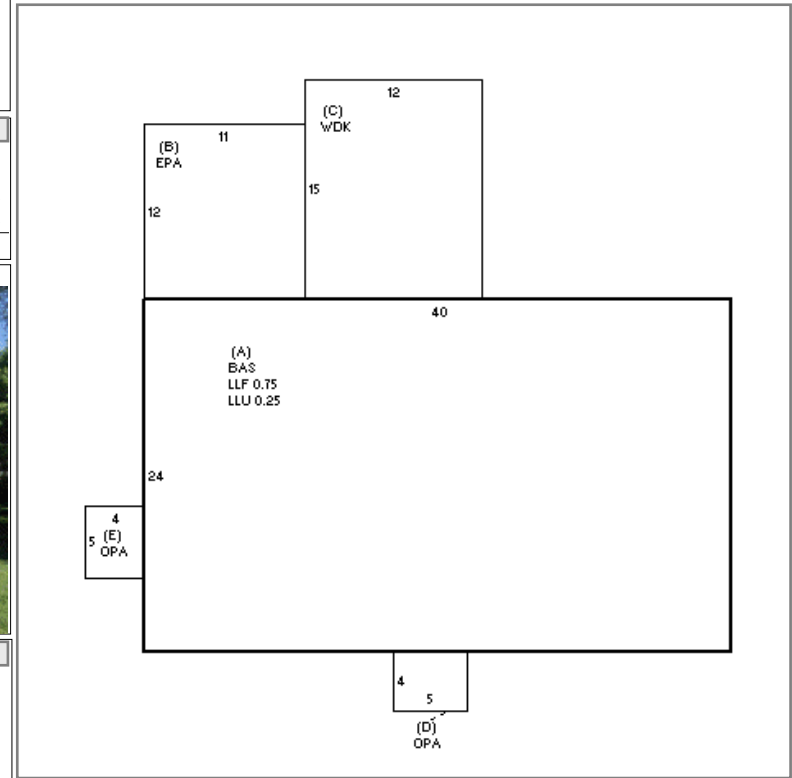
BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 10 X 8		80	15.97	1,000	06/28/2022



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/28/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/5/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
MLS	



YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	1.000
\$NLA(RCN)	\$208	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	\$5,600
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	240		58.94	14,145
A	LLF	L	LOWER LEVEL FIN	720	1981	140.02	100,815
A	BAS	L	BASE AREA	960	1981	203.00	194,880
B	EPA	N	ENCLOSED PORCH	132		90.20	11,906
C	WDK	N	WOOD DECK	180		38.40	6,912
+	OPA	N	OPEN PORCH	40		51.50	2,060
F11	O		FPL 1S 1OP	1		7,281.00	7,281
KIT	O		XTRA KITCHEN	1		6,514.00	6,514

TOTAL RCN	350,113
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79

RCNLD	\$276,600
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