Key: 3375

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,255

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DOUGLASS PETER F & CONSTANCE R 15 DAYTON RD SCITUATE, MA 02066	28-20-3-0	15 DAYTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DOUGLASS PETER F & CONSTA	05/11/2022	QS	1,100,000	(133848)
DUNN CHRISTOPER J & CAITL	09/09/2019	QS	550,000	(129101)
MURRAY ROBERT F	05/22/1997	QS	139,900	(91427)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

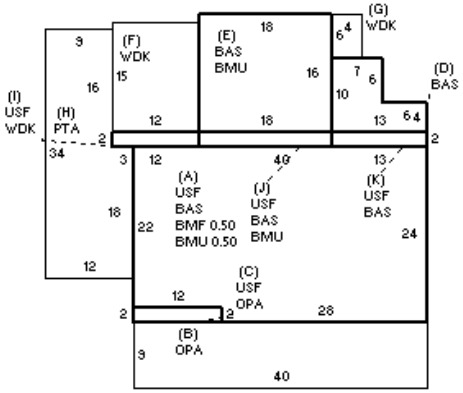
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		03/27/2023	JD	100	100
		7	OTHERS		08/17/2022	JD	100	100
01-416	08/07/2001	2	ADDITIONS				100	100
90-212	05/08/1990	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100 1.00	100 1.00	440,000	3.58	100 1.00	R03 1.00			361,190

TOTAL	10,000 SF	ZONING		FRNT	106
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	361,200	328,400
BUILDING	507,000	406,300
DETACHED	6,600	5,600
OTHER	0	0
TOTAL	**874,800**	**740,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	12X20	1933	240	54.75	6,600

PHOTO 03/27/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/27/2023	JD
LIST	3/27/2023	EST
REVIEW	8/17/2022	JD

BLDG COMMENTS

MLS

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,426	DETAIL ADJ	1.030
$NLA(RCN)	$265	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$8,158
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	792		48.81	38,658
A	BMF	N	BSMT FINISH-SEP	468		68.52	32,067
A	USF	L	UPPER STORY FIN	936	2003	200.91	188,048
+	OPA	N	OPEN PORCH	384		56.65	21,754
+	USF	L	UPPER STORY FIN	110	1950	200.91	22,100
+	BAS	L	BASE AREA	1,380	1950	220.92	304,875
+	WDK	N	WOOD DECK	228		42.24	9,631
H	PTA	N	PATIO	360		16.39	5,900
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	ODS	O	OUT DOOR SHOWER	1		1,520.20	1,520

TOTAL RCN	641,774

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2000 / 22		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$507,000