

Key: 3416

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.296

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NEIL JOHN S & LORIE D 15 ELAINE COURT SCITUATE, MA 02066				28-22-2-P				15 ELAINE CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEIL JOHN S & LORIE D				08/31/1990	QS	213,500	9924-337				
SHORTALL JOSEPH J & MARJO				01/01/1970	XX		3547-513				
SHORTALL JOSEPH J				01/01/1967	QS	26,500	3290-191				


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	%
23-0719	08/15/2023	3	ALTERATIONS	34,200				0
95-227	05/02/1995	3	ALTERATIONS				100	100
89-324	06/01/1989	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,100	SC 1.00	100	1.00	396,000	1.86	100	1.00	R04	0.90	340,090

DETACHED

TOTAL	20,100 SF	ZONING	FRNT	235	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,100	326,400
Infl1	FACTOR 100				BUILDING	349,600	323,000
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	689,700	649,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/24/2003
									

(C) AGR 22	(B) OPA 12	(A) USF BAS BMF 0.25 BMU 0.75 31
22	22	26
(D) OPA 4	34	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2009	PL	BLDG COMMENTS						
MODEL	1		RESIDENTIAL	LIST	4/14/2009	EST	FY12 FR-CONV TO COL						
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/7/2011	KT							
QUALITY	+	1.10	AVG +/GOOD - [100%]										
FRAME	1	1.00	WOOD FRAME [100%]										

G

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	472.398
NET AREA	1,612	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	605		55.43	33,537	CONDITION ELEM	CD
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	202		77.82	15,719	EXTERIOR	
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	806	1966	236.04	190,252	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	806	1966	214.66	173,014	KITCHEN	
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	400		56.65	22,660	BATHS	
				INT FINISH	99	N/A	1.00	C	AGR	N	ATT GARAGE	484		48.90	23,667	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	
				FUEL SOURCE	99	N/A	1.00										

EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$349,600