

Key: 35

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 28

LEGAL

LAND

DETACHED

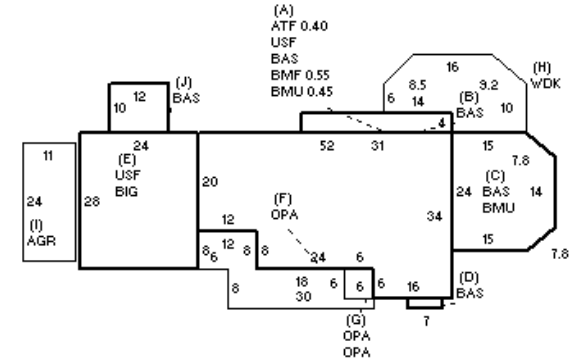
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SABETI AMIRMEHDI & MARY ELLEDGE SABETI				10-4-1-B				46 INDIAN WIND DR				
46 INDIAN WIND DR SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
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	R05	1.00	404,040
300	A	0.049	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	970

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	%
14-253	05/13/2014	2	ADDITIONS	26,000	06/24/2014	MR	100	100
14-253	05/13/2014	2	ADDITIONS	26,000	07/09/2015	SJ	100	100
03-262	05/21/2003	7	OTHERS				100	100
01-119	04/09/2001	3	ALTERATIONS				100	100
97-593	10/01/1997	1	NEW CONST				100	100

TOTAL	42,155 SF	ZONING	FRNT	451	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	405,000	368,200
Inf1	FACTOR 100		BUILDING	1,120,800	965,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,525,800	1,333,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/2/2014	TD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,418,725
NET AREA	4,898	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,129		56.94	64,281		
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	801		79.93	64,022		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,128	1998	235.52	501,186		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	582	1998	167.33	97,388		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	2,188	1998	258.99	566,660		
				INT FINISH	99	N/A	1.00	E	BIG	N	BUILT-IN GARAGE	672		56.21	37,776		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	372		72.10	26,821		
				FUEL SOURCE	99	N/A	1.00	H	WDK	N	WOOD DECK	369		53.76	19,838		
								I	AGR	N	ATT GARAGE	264		54.58	14,409		
								F11	O	FPL 1S 1OP	1		10,193.40	10,193			
																EFF.YR/AGE	2000 / 22
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$1,120,800