

Key: 36

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 29

LEGAL

LAND

DETACHED

BUILDING

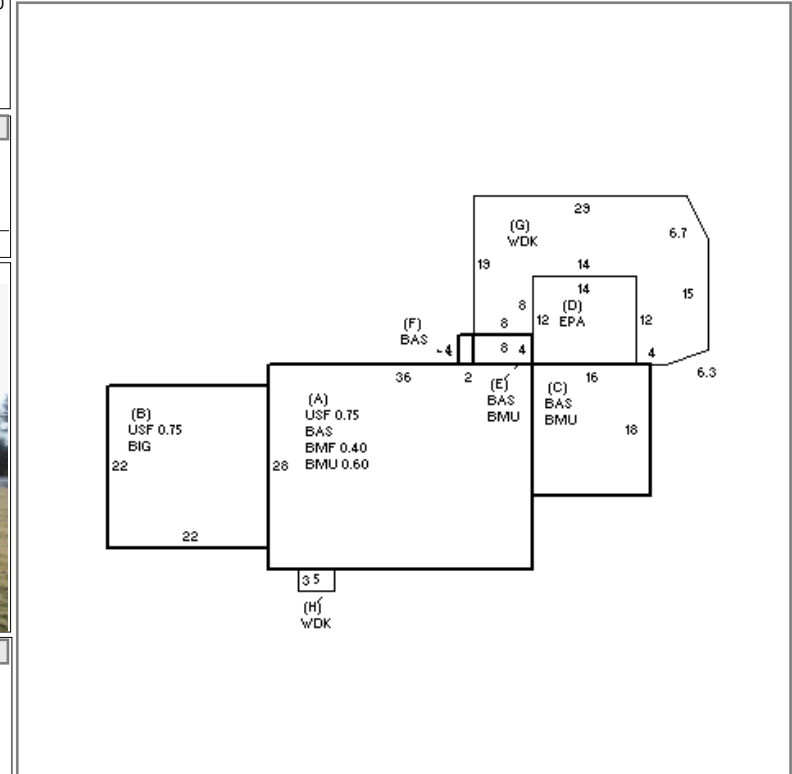
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---------------------------|--|---------------------------|--|-------------------|----|
| KRUSELL GINA K & ADRIAN E | | 10-4-1-A | | 38 INDIAN WIND DR | |
| 38 INDIAN WIND DR | | TRANSFER HISTORY | | DOS | T |
| SCITUATE, MA 02066 | | KRUSELL GINA K & ADRIAN E | | 01/31/2021 | QS |
| | | HALEY PATRICK T & | | 03/28/2019 | QS |
| | | ROMANO VALERIO G & | | 04/10/2017 | F |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD |
|--------|------------|---------------|-------------|--------|------|--------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY |
| 97-152 | 04/10/1997 | 3 | ALTERATIONS | | | 100 |
| 96-140 | 04/01/1996 | 2 | ADDITIONS | | | 100 |
| 92-493 | 06/15/1992 | 1 | NEW CONST | | | 100 |

| 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 | 0.075 | WS 1.00 | 100 | 1.00 | 19,800 | 1.00 | 100 | 1.00 | R05 | 1.00 | 1,490 |

| TOTAL | 43,280 SF | ZONING | FRNT | 169 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|----------|-----------|----------|
| Ngh | W. SCITUATE | NOTE | | | LAND | 405,500 | 368,700 |
| Inf1 | FACTOR 100 | | BUILDING | 680,500 | 605,800 | | |
| Inf2 | PHY 100 | | DETACHED | 1,100 | 1,100 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 1,087,100 | 975,600 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 14X8 | | 112 | 14.21 | 1,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/10/2020 | JD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/10/2020 | JD |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 8/31/2020 | JD |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| MLS |

| YEAR BLT | 1992 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 810,107 | | |
|--------------|-------|------------|----------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,455 | DETAIL ADJ | 1.155 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 925 | | 52.59 | 48,647 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$330 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BMF | N | BSMT FINISH-SEP | 403 | | 73.83 | 29,753 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,119 | 1992 | 245.24 | 274,421 | INTERIOR | G | | |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.01 | B | BIG | N | BUILT-IN GARAGE | 484 | | 61.61 | 29,820 | KITCHEN | G | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | EPA | N | ENCLOSED PORCH | 168 | | 108.24 | 18,185 | BATHS | G | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BASE AREA | 1,336 | 1992 | 269.67 | 360,282 | HEAT | A | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | + | WDK | N | WOOD DECK | 536 | | 46.08 | 24,698 | ELECT | A | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,886.80 | 9,887 | | | | |
| | | | | | | | | | | | | GEN | O | GENERATOR | 1 | 0.00 | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | EFF.YR/AGE | 2006 / 16 |
| STORIES | | 1.75 | 1.00 | | | | | | | | | | | | | | | COND | 16 16 % |
| ROOMS | | 8 | 1.00 | | | | | | | | | | | | | | | FUNC | 0 |
| BEDROOMS | | 4 | 1.00 | | | | | | | | | | | | | | | ECON | 0 |
| BATHROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | DEPR | 16 % GD 84 |
| # 1/2 BATHS | | 2 | 1.00 | | | | | | | | | | | | | | | RCNLD | \$680,500 |
| TOT FIXTURES | | 13 | \$14,414 | | | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | | |