

Key: 4031

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.849

LEGAL

LAND

DETACHED

BUILDING

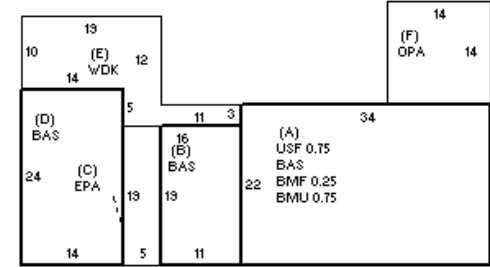
| CURRENT OWNER   |  |  |  | PARCEL ID  |    |                  |  | LOCATION          |  |  |  |
|---|--|--|--|------------|----|------------------|--|-------------------|--|--|--|
| DIGNAM JAMES & GAYLE<br>22 OLD COLONY WAY<br>SCITUATE, MA 02066 |  |  |  | 38-7-1-L   |    |                  |  | 22 OLD COLONY WAY |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE       |  | BK-PG (Cert)      |  |  |  |
| DIGNAM JAMES & GAYLE  |  |  |  | 06/13/2013 | S  | 305,000 (119109) |  |                   |  |  |  |
| FEDERAL NAT'L MORT ASSOC  |  |  |  | 12/22/2009 | L  | 386,215 (114161) |  |                   |  |  |  |
| BRENNAN CHRISTOPHER A   |  |  |  | 08/01/2005 | QS | 409,000 (107713) |  |                   |  |  |  |

| 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    | %   |
| 99-155 | 12/18/2003 | 3             | ALTERATIONS |        |       | PJB | 100    | 100 |
| 97-439 | 04/21/1999 | 3             | ALTERATIONS |        |       |     | 100    | 100 |
|        | 07/25/1997 | 3             | ALTERATIONS |        |       |     | 100    | 100 |
|        |            | 7             | OTHERS      |        |       |     | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |         |
|-----|---|----------|-----|-------|-------|----------|-----|-------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 13,029   | SC  | 1.00  | 100   | 1.00     | 100 | 1.00  | 356,400 | 2.79 | 90         | 0.90      | R03 | 0.90 |  | 297,060 |

| TOTAL | 13,029 SF  | ZONING                      | FRNT 216 | ASSESSED | 297,100 | CURRENT | 367,200 | PREVIOUS | 285,100 |
|-------|------------|-----------------------------|----------|----------|---------|---------|---------|----------|---------|
| Ngh   | SCITUATE   | NOTE<br>INFL3=COMMUTER RAIL | LAND     | 297,100  | 367,200 | 285,100 |         |          |         |
| Infl1 | FACTOR 100 |                             | BUILDING | 0        | 0       | 0       |         |          |         |
| Infl2 | PHY 100    |                             | DETACHED | 0        | 0       | 0       |         |          |         |
|       |            |                             | OTHER    | 0        | 0       | 0       |         |          |         |
|       |            |                             | TOTAL    | 664,300  | 611,700 |         |         |          |         |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/28/2009 | PL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/28/2009 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 4/5/2011  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

| YEAR BLT     | 1959  | SIZE ADJ   | 1.000           | ELEMENT    | CD            | DESCRIPTION    | ADJ   | S    | BAT | T              | DESCRIPTION     | UNITS           | YB       | ADJ PRICE | RCN    | TOTAL RCN      | 496,216  |  |  |
|--------------|-------|------------|-----------------|------------|---------------|----------------|-------|------|-----|----------------|-----------------|-----------------|----------|-----------|--------|----------------|----------|--|--|
| NET AREA     | 1,854 | DETAIL ADJ | 1.122           | FOUNDATION | 4             | CONT BSMT WALL | 1.00  | A    | BMU | N              | BSMT UNFINISHED | 561             |          | 51.70     | 29,003 | CONDITION ELEM | CD       |  |  |
| \$NLA(RCN)   | \$268 | OVERALL    | 1.000           | EXT COVER  | 1             | WD SHINGLES    | 1.00  | A    | BMF | N              | BSMT FINISH-SEP | 187             |          | 72.57     | 13,571 | EXTERIOR       |          |  |  |
| CAPACITY     |       |            | UNITS           | ADJ        | ROOF SHAPE    | 1              | GABLE | 1.00 | A   | USF            | L               | UPPER STORY FIN | 561      | 1959      | 208.63 | 117,044        | INTERIOR |  |  |
| STORIES      | 1.75  | 1.00       | ROOF COVER      | 1          | ASPH SHINGLES | 1.00           | +     | BAS  | L   | BASE AREA      | 1,293           | 1959            | 229.42   | 296,643   | 8,569  | 8,569          | KITCHEN  |  |  |
| ROOMS        | 6     | 1.00       | FLOOR COVER     | 14         | COMB          | 1.00           | C     | EPA  | N   | ENCLOSED PORCH | 95              |                 | 90.20    | 8,569     | 8,569  | 8,569          | BATHS    |  |  |
| BEDROOMS     | 3     | 1.00       | INT FINISH      | 1          | PLASTER       | 1.00           | E     | WDK  | N   | WOOD DECK      | 248             |                 | 38.40    | 9,523     | 9,523  | 9,523          | HEAT     |  |  |
| BATHROOMS    | 1     | 1.00       | HEATING/COOLING | 2          | HOT WATER     | 1.02           | F     | OPA  | N   | OPEN PORCH     | 196             |                 | 51.50    | 10,094    | 10,094 | 10,094         | ELECT    |  |  |
| # 1/2 BATHS  | 1     | 1.00       | FUEL SOURCE     | 99         | N/A           | 1.00           |       | F11  | O   | FPL 1S 1OP     | 1               |                 | 7,281.00 | 7,281     | 7,281  | 7,281          |          |  |  |
| TOT FIXTURES | 5     | \$4,488    |                 |            |               |                |       |      |     |                |                 |                 |          |           |        |                |          |  |  |
| # UNITS      | 1     | 1.00       |                 |            |               |                |       |      |     |                |                 |                 |          |           |        |                |          |  |  |

|            |            |
|------------|------------|
| EFF.YR/AGE | 1985 / 37  |
| COND       | 26 26 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 26 % GD 74 |
| RCNLD      | \$367,200  |