Key: 4041

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,859

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OBERT BETH 7 SANGAY LN SCITUATE, MA 02066	38-7-1-K	7 SANGAY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OBERT BETH	12/11/2019	QS	450,100	(129579)
KNAPP ERIK & CHRISTINA	05/18/2005	QS	365,000	(107264)
MCCUNE EDWARD J III	03/23/2001	O	215,000	(C98988)

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	%
02-064	02/06/2002	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	20,306	SC 1.00	100 1.00	100 1.00	396,000	1.84	100 1.00	R03 0.90			340,370

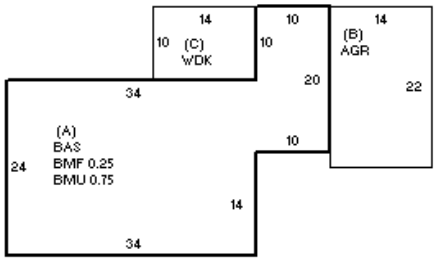
TOTAL	20,306 SF	ZONING		FRNT	142
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,400	326,600
BUILDING	221,900	197,300
DETACHED	0	0
OTHER	0	0
TOTAL	**562,300**	**523,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/27/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/20/2010	DR
LIST	9/20/2010	EST
REVIEW	9/10/2020	JD

BLDG COMMENTS

MLS

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,016	DETAIL ADJ	0.867
$NLA(RCN)	$287	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	762		46.94	35,769
A	BMF	N	BSMT FINISH-SEP	254		65.90	16,738
A	BAS	L	BASE AREA	1,016	1958	205.79	209,084
B	AGR	N	ATT GARAGE	308		50.98	15,702
C	WDK	N	WOOD DECK	140		38.40	5,376
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	292,031

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

EFF.YR/AGE	1991 / 31	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$221,900