

Key: 4063

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.881

LEGAL

LAND

DETACHED

BUILDING

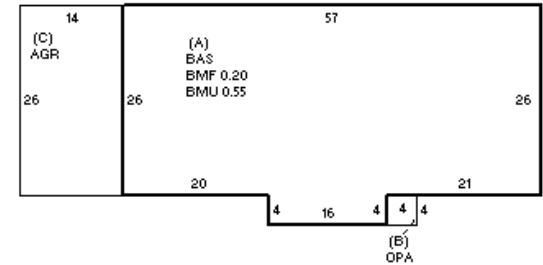
CURRENT OWNER				PARCEL ID				LOCATION			
DRUMMOND JOAN M TR 49 JACKSON RD SCITUATE, MA 02066				38-6-13-0				49 JACKSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DRUMMOND JOAN M TR				09/09/2022	F		(88656)				
DRUMMOND PAUL T TRUSTEE				10/04/1995	F	1	(88656)				
DRUMMOND PAUL T				11/22/1988	XX		77876-0				

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	%
90-312	06/11/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,197 SC	1.00	100	1.00	396,000	1.85	100	1.00	R03	0.90	340,230

TOTAL	20,197 SF	ZONING		FRNT	169	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,200	326,500			
Infl1	FACTOR 100		BUILDING	248,700	224,400			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>588,900</b>	<b>550,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/20/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,546	DETAIL ADJ	0.832
\$NLA(RCN)	\$233	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,328	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	11	ASPH SHINGLE	0.96
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	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	850		45.30	38,505
A	BMF	N	BSMT FINISH-SEP	309		63.59	19,650
A	BAS	L	BASE AREA	1,546	1956	176.79	273,315
B	OPA	N	OPEN PORCH	16		51.50	824
C	AGR	N	ATT GARAGE	364		48.20	17,545
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	360,448
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$248,700