

Key: 4067

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.885

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MOODY ROBERT J JR 50 JAMES WAY SCITUATE, MA 02066				38-6-3-0				50 JAMES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOODY ROBERT J JR				10/28/2014	QS	417,500	(121175)				
KOELSCH FREDERICK A TR				06/03/2014	F	1	(107820)				
KOELSCH BARBARA B TR				08/25/2005	F		(107820)				

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	%	

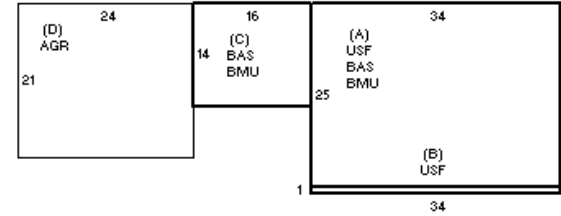
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	19,847	SC 1.00	100	1.00	100	1.00	396,000	1.88	100	1.00	R03 0.90	339,760

TOTAL	19,847 SF	ZONING		FRNT	163	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	339,800	326,000			
Infl1	FACTOR 100		BUILDING	325,500	305,900			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	665,300	631,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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

BLDG COMMENTS
FY12 FR-G TO AVE

INDING

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,958	DETAIL ADJ	1.020
\$NLA(RCN)	\$241	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,080	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,074		46.23	49,647
+	BAS	L	BASE AREA	1,074	1956	206.42	221,690
+	USF	L	UPPER STORY FIN	884	1956	187.71	165,938
D	AGR	N	ATT GARAGE	504		44.01	22,182
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	471,776
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	\$325,500