

Key: 4180

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.998

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
NELSON GREGORY & FOLEY ERIN 8 CLOVER LN SCITUATE, MA 02066		39-27-43-0		8 CLOVER LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NELSON GREGORY & FOLEY ER		11/15/2022	QS	570,000	57420-345
LARSON DONALD D & SUZANNE		08/23/2001	QS	305,000	20411-167
HEFNER WILLIAM JR & JOAN		01/01/1961	QS		2817-272

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 %
22-1239	11/28/2022	3	ALTERATIONS	7,900	07/25/2023	JD	100 100
		2	ADDITIONS		03/29/2004	PJB	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,238	SC	1.00	100	1.00	100	1.00	R04	0.90		342,850

TOTAL	22,238 SF	ZONING	FRNT	185	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	342,900	329,000
Inf1	FACTOR 100		BUILDING	239,000	253,500		
Inf2	PHY 100		DETACHED	1,100	1,100		
			OTHER	0	0		
			<b>TOTAL</b>		<b>583,000</b>	<b>583,600</b>	

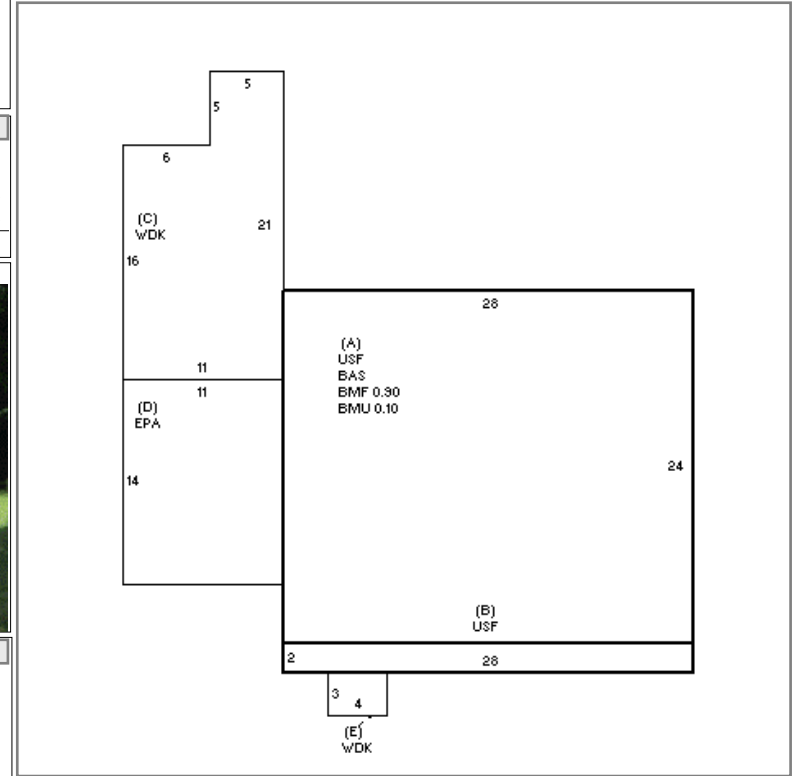
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 10X14	2003	140	13.34	1,100



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	7/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/25/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/11/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	373.465
NET AREA	1,400	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	67		53.72	3,599	CONDITION ELEM	CD
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	605		75.41	45,624	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	672	1960	217.33	146,049	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	728	1960	197.64	143,884	KITCHEN	A
				FLOOR COVER	34	COMB	1.00	+	WDK	N	WOOD DECK	213		8,179	8,179	BATHS	A
				INT FINISH	1	PLASTER	1.00	D	EPA	N	ENCLOSED PORCH	154		90.20	13,891	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O		FPL 2S 10P	1		8,239.00	8,239	ELECT	A
				FUEL SOURCE	1	OIL	1.00										



EFF. YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$239,000