

Key: 4218

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.009

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BOR DAVID & MEG 5 WILLOW CIR SCITUATE, MA 02066				39-26-25-C				5 WILLOW CIR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BOR DAVID & MEG				07/12/2021	O	732,000	(132323)					
WINN LAURA E & CHRISTOPHE				03/04/2008	F	100	(111710)					
COLLINS LAURA E &				01/27/2006	QS	500,000	(108614)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,058	OS 1.00	100	1.00	440,000	1.86	100	1.00	R03	1.00	377,820

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	%
22-0549	05/25/2022	3	ALTERATIONS	47,400	07/14/2022	JD	100	10
22-0549	05/25/2022	3	ALTERATIONS	47,400	07/20/2023	JD	100	100
91-197	05/01/1991	3	ALTERATIONS				100	100

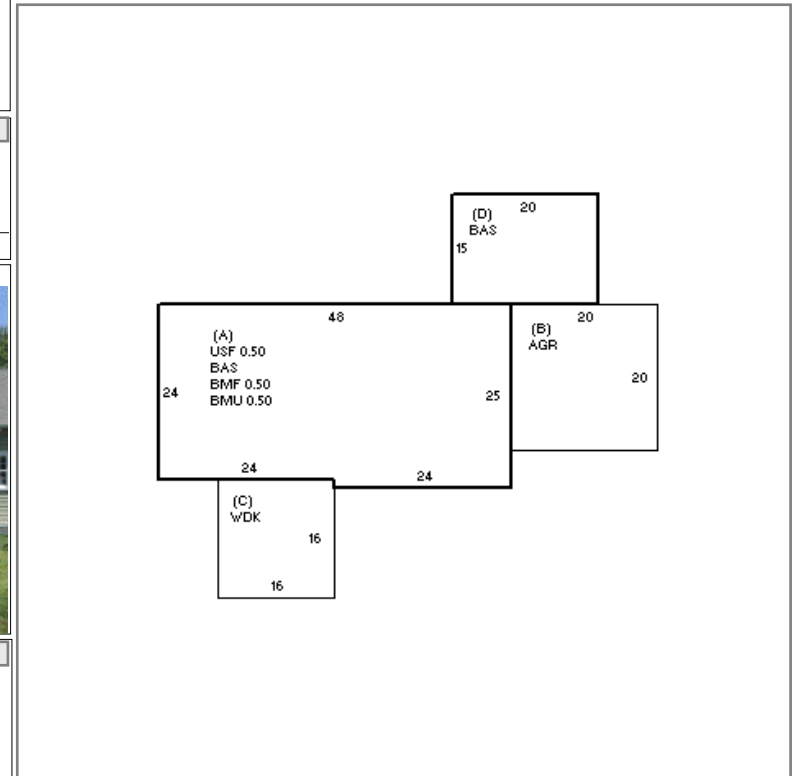
TOTAL	20,058 SF	ZONING	FRNT	272	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	377,800	343,500
Inf1	FACTOR 100		BUILDING	455,600	381,700		
Inf2	PHY 100		DETACHED	800	700		
			OTHER	0	0		
			TOTAL	834,200	725,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 8		64	17.03	800



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/20/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	2,064	DETAIL ADJ	1.100
\$NLA(RCN)	\$298	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.25	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		10	\$9,680
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	588		49.64	29,191
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	588		69.69	40,978
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	588	1969	220.59	129,708
ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	400		51.57	20,626
FLOOR COVER	34	COMB	1.00	C	WDK	N	WOOD DECK	256		42.24	10,813
INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,476	1969	242.57	358,032
HEATING/COOLING	1	FORCED AIR	1.00	F11	O	FPL 1S 1OP		1		8,009.10	8,009
FUEL SOURCE	2	GAS	1.00	FPL	O	FIREPLACE		1		8,594.30	8,594

TOTAL RCN	615,632
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$455,600