

Key: 4757

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.509

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COMMONWEALTH REALTY SERVICES S/O SNOW FRANK R TR P.O. BOX 242 GREENBUSH, MA 02040				46-14-32-F				10 MEADOW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SNOW FRANK R TR				07/27/2023	U	197,500	58134-39				
COMMONWEALTH REALTY SERVI				09/02/2016	S	274,000	47416-101				
WELLS FARGO BANK				09/02/2016	L	274,000	47416-101				

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	%
94-550	08/14/2023	7	OTHERS		08/14/2023	JD	0	0
92-729	11/01/1994	2	ADDITIONS				100	100
91-215	09/01/1992	3	ALTERATIONS				100	100
90-74	05/01/1991	2	ADDITIONS				100	100
	03/16/1990	3	ALTERATIONS				100	100

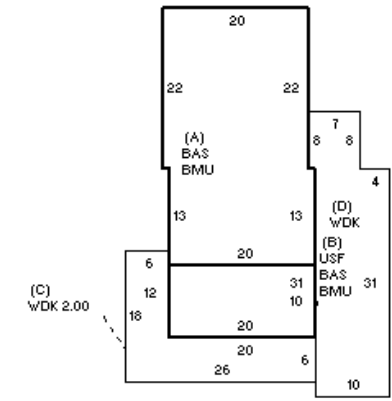
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,600 OS	1.00	100	1.00	330,000	2.50	W75	0.75	R08	1.00	277,050

TOTAL	14,593 SF	ZONING		FRNT	251	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	277,100	335,800		
Infl1	FACTOR 100		BUILDING	136,500	128,100			
Infl2	PHY 100		DETACHED	6,100	5,800			
			OTHER	0	0			
				TOTAL	419,700	469,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	M	0.70 50 0.50			500	24.33	6,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/21/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	379,285
NET AREA	1,100	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	900		48.67	43,801		
\$NLA(RCN)	\$345	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	900	1935	278.26	250,430		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	200	1935	253.05	50,609		
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	822		38.40	31,565		
ROOMS	6	1.00		FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00										
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	3	\$2,880															
# UNITS	1	1.00															
																EFF.YR/AGE	1952 / 70
																COND	64 64 %
																FUNC	0
																ECON	0
																DEPR	64 % GD 36
																RCNLD	\$136,500