**Key: 48**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 36

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **BISSELL MARK H & LAURA R TRS**<br>**28 CAPT D LITCHFIELD LN**<br>**SCITUATE, MA 02066** | **10-3-1-B** | **28 CAPT D LITCHFIELD LN** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BISSELL MARK H & LAURA R | 03/13/2020 | F | 100 | 52470-121 |
| BISSELL MARK H & LAURA | 03/15/2006 | QS | 706,000 | 32360-102 |
| SIRVA RELOCATION LLC | 03/15/2006 | B | 706,000 | 32360-95 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

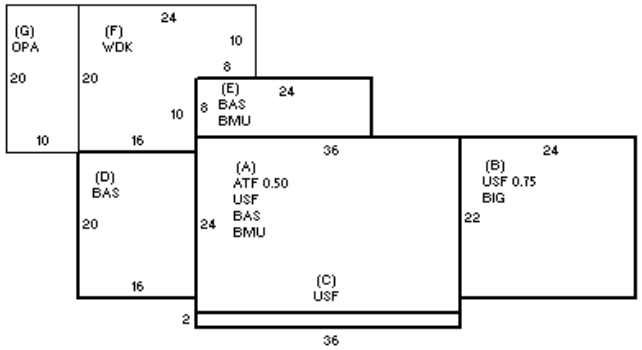
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 09-098 | 03/26/2009 | 2 | ADDITIONS | 55,000 | 06/25/2009 | SJ | 100 | 100 |
| 90-534 | 09/01/1990 | 1 | NEW CONST | | | | 100 | 100 |
| | | 2 | ADDITIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 40,000 | WS | 1.00 | 100 | 1.00 | 100 | 1.00 | 440,000 | 1.00 | 100 | 1.00 | R05 | 1.00 | | | 404,040 |
| 300 | A | 0.036 | WS | 1.00 | 100 | 1.00 | 100 | 1.00 | 19,800 | 1.00 | 100 | 1.00 | R05 | 1.00 | | | 710 |

| TOTAL | 41,506 SF | ZONING | | FRNT | 168 |
|---|---|---|---|---|---|
| Ngh | W. SCITUATE | NOTE | . . . . | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 404,800 | 368,000 |
| BUILDING | 629,900 | 584,800 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,034,700** | **952,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 09/12/2003

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | G | 1.20 | GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 3/26/2009 | |
| LIST | 3/26/2009 | |
| REVIEW | 3/3/2011 | KT |

BLDG COMMENTS

OTHER FIX=SINK
SALES REVIEW
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW.

| | | | |
|---|---|---|---|
| YEAR BLT | 1988 | SIZE ADJ | 1.000 |
| NET AREA | 3,140 | DETAIL ADJ | 1.020 |
| $NLA(RCN) | $254 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2.5 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 9 | $8,813 |
| # 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 | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 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 | 1,056 | | 55.72 | 58,844 |
| A | ATF | L | ATTIC FINISH | 432 | 1988 | 148.71 | 64,241 |
| B | BIG | N | BUILT-IN GARAGE | 528 | | 53.28 | 28,130 |
| + | USF | L | UPPER STORY FIN | 1,332 | 1988 | 209.30 | 278,788 |
| + | BAS | L | BASE AREA | 1,184 | 1988 | 230.15 | 272,501 |
| E | BAS | L | BASE AREA | 192 | 2009 | 230.16 | 44,190 |
| F | WDK | N | WOOD DECK | 400 | | 46.08 | 18,432 |
| G | OPA | N | OPEN PORCH | 200 | | 61.80 | 12,360 |
| | F31 | O | FPL 3S 1OP | 1 | | 11,036.40 | 11,036 |

| TOTAL RCN | 797,335 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 2000 / 22 | |
|---|---|---|
| COND | 20 | 20 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 21 | % GD 79 |
| RCNLD | | $629,900 |