

Key: 4986

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.735

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CURRENT OWNER				PARCEL ID				LOCATION			
SIMPSON CRAIG G & VALERIE M TR				33-7-99-0				45 KINGS WAY			
45 KINGS WAY				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				SIMPSON CRAIG G & VALERIE				12/31/2018	F	100	(127972)
				SIMPSON CRAIG G & VALERIE				05/01/1987	QS	260,000	(75115)
				JAYMES ANDREW S AND JUDY				01/16/1980	XX		(C00063093)

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 %

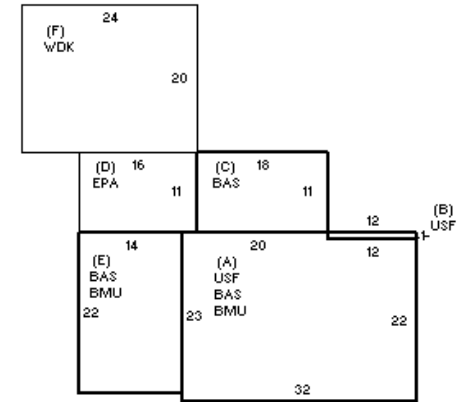
LAN
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,551	SC	1.00	100	1.00	100	1.00	R04	0.90		341,980

TOTAL	21,562 SF	ZONING		FRNT	268	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	342,000	328,200		
Infl1	FACTOR 100		BUILDING	398,700	369,000			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	740,700	697,200		

DET
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	5/19/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/19/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	538,778		
NET AREA	1,966	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,032		51.40	53,049	CONDITION ELEM	CD		
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	736	1968	206.27	151,814	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,230	1968	226.82	278,989	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	176		99.22	17,463	KITCHEN			
				FLOOR COVER	34	COMB	1.00	F	WDK	N	WOOD DECK	480		42.24	20,275	BATHS			
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$398,700