

Key: 5143

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.888

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SCOTT RANDALL A & JESSICA 25 BOSSY LN SCITUATE, MA 02066				33-6-1-0				25 BOSSY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCOTT RANDALL A & JESSICA				10/15/2020	QS	840,000		53625-295			
STEELE RANDALL E & ANDREA				02/12/1987	QS	195,000		7482-187			
PUTNAM MARGARET L				03/25/1986	XX	6657-319					

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	%
12-186	04/10/2012	7	OTHERS		07/15/2021	JD	100	100
88-667	11/01/1988	7	OTHERS	3,800	07/23/2012	SJ	100	100
		4	DEMO				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R03	0.90	363,640
300	A	0.843	SC 1.00	100	1.00	17,820	1.00	100	1.00	R03	0.90	15,020

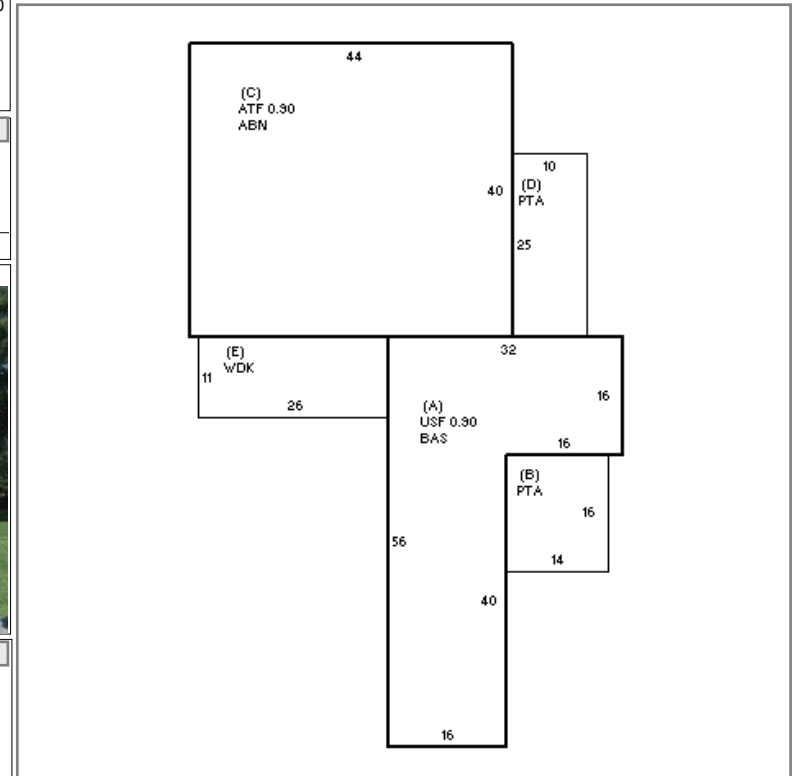
TOTAL	1.761 Acres	ZONING	FY22 SF 76,725 corrected	FRNT	363	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	378,700	364,200		
Inf1	FACTOR 100			BUILDING	618,600	550,300		
Inf2	PHY 100			DETACHED	3,100	2,900		
				OTHER	0	0		
				TOTAL	1,000,400	917,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90	12 X 22	2012	264	12.85
							3,100



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/15/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	10/4/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	835,990		
NET AREA	3,773	DETAIL ADJ	1.162	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,152	1900	235.23	270,980	CONDITION ELEM	CD		
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,037	1900	213.91	221,827	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	+	PTA	N	PATIO	474		16.39	7,769	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	ABN	N	ATT BARN	1,760		35.97	63,307	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	C	ATF	L	ATTIC FINISH	1,584	1900	151.98	240,738	BATHS	G		
				INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	286		42.24	12,080	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	U			
				FUEL SOURCE	1	OIL	1.00	GEN	O	GENERATOR	1		0.00						
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1984 / 38
STORIES	2	1.00																COND	26 26 %
ROOMS	7	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	26 % GD 74
# 1/2 BATHS	1	1.00																RCNLD	\$618,600
TOT FIXTURES	10	\$10,226																	
# UNITS	1	1.00																	