

Key: 5226

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.970

LEGAL

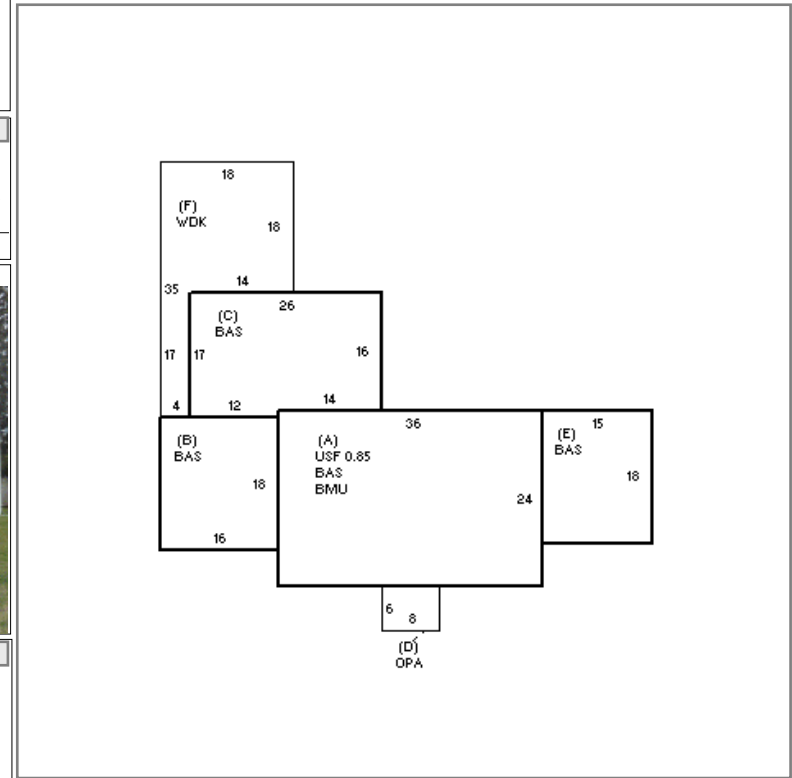
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
COTE GREGORY & KATHLEEN 8 CLAYMORE TER SCITUATE, MA 02066				45-2-48-0				8 CLAYMORE TER				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
COTE GREGORY & KATHLEEN				01/06/2015	QS	649,000	45120-240					
WILSON JOAN P				08/31/2010	O	482,500	38915-91					
DYSON MICHAEL R & MARIA L				07/24/1992	QS	132,500	11139-236					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,421	HBR 1.00	100	1.00	506,000	1.62	100	1.00	R03	1.15	440,010

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-578	09/16/2020	2	ADDITIONS	394,745	08/04/2021	JD	100	80
20-578	09/16/2020	2	ADDITIONS	394,745	04/26/2022	JD	100	100
12-420	07/30/2012	3	ALTERATIONS	18,500	08/06/2013	SJ	100	100
11-007	01/11/2011	2	ADDITIONS	35,000	07/19/2011	SJ	100	100
		3	ALTERATIONS		01/21/2004	PJB	100	80

TOTAL	23,421 SF	ZONING	FRNT	153	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E	ACCESSORY DWG./GARAGE		LAND	440,000	400,000
Inf1	FACTOR 100		BUILDING	711,000	632,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	126,300	113,900		
<b>TOTAL</b>						<b>1,277,300</b>	<b>1,146,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LEGAL ACCESSORY DWELLING

DETACHED

BUILDING

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	748,382
NET AREA	2,584	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		59.11	51,070	CONDITION ELEM	CD
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	734	1963	238.74	175,236	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,580	1963	262.53	414,796	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	48		61.80	2,966	KITCHEN	V
				FLOOR COVER	34	COMB	1.00	E	BAS	L	BASE AREA	270	2021	262.53	70,883	BATHS	V
				INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	392		46.08	18,064	HEAT	U
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O		GAS FIREPLACE	1		6,667.20	6,667	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.85	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		8	\$8,701														
# UNITS		1	1.00														
																EFF.YR/AGE	2017 / 5
																COND	5 5 %
																FUNC	0
																ECON	0
																DEPR	5 % GD 95
																RCNLD	\$711,000

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Town of SCITUATE - Fiscal Year 2024

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
COTE GREGORY & KATHLEEN				45-2-48-0				8 CLAYMORE TER				
8 CLAYMORE TER				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066												

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

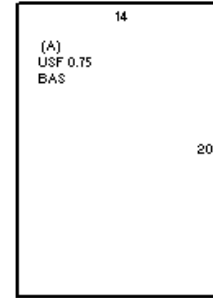
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND BUILDING DETACHED OTHER TOTAL	126,300	
Infl1					
Infl2					

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	157,924
NET AREA	490	DETAIL ADJ	1.045	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	280	2002	329.99	92,397	CONDITION ELEM	CD
\$NLA(RCN)	\$322	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	210	2002	300.09	63,019		
CAPACITY				STORIES												INTERIOR	A
		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									KITCHEN	A
ROOMS	3		1.00	ROOF COVER	1	ASPH SHINGLES	1.00									BATHS	A
BEDROOMS	1		1.00	FLOOR COVER	12	COMB	1.00									HEAT	A
BATHROOMS	1		1.00	INT FINISH	2	DRYWALL	1.00									ELECT	A
# 1/2 BATHS	0		1.00	HEATING/COOLING	1	FORCED AIR	1.00										
TOT FIXTURES	3		\$2,508	FUEL SOURCE	1	OIL	1.00										
# UNITS	1		1.00														

EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$126,300