Key: 5249

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,995

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORDEIRO DANIEL TR &	10-3-1-0	6 CAPT D LITCHFIELD LN
MEGHAN E TR		
6 CAPT D LITCHFIELD LN		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORDEIRO DANIEL TR &	04/21/2016	F	100	46828-37
CORDEIRO DANIEL J & MEGHA	01/08/2013	QS	585,000	42517-257
SEITTER CHRISTOPHER & ANN	04/08/2002	QS	561,000	21869-173

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

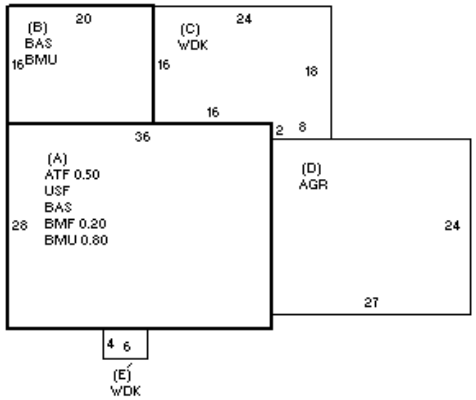
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-547	05/26/2021	3	ALTERATIONS	58,120	05/25/2022	JD	100	100
19-898	12/06/2019	3	ALTERATIONS	15,800	09/10/2020	JD	100	100
		6	CYCL GROWTH		03/06/2012		100	100

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	0.064	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00			1,270

TOTAL	42,769 SF	ZONING		FRNT	404
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	405,300	368,500
BUILDING	632,200	585,000
DETACHED	2,900	2,800
OTHER	0	0
TOTAL	**1,040,400**	**956,300**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	20	0.80	18 X 13		234	8.34	1,600
SHF	A	1.00	20	0.80	12 X 10		120	13.93	1,300

PHOTO 05/26/2022

BLDG COMMENTS

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	9/10/2020	JD
LIST	9/10/2020	EST
REVIEW	3/28/2011	ER

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,840	DETAIL ADJ	1.050
$NLA(RCN)	$271	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	$9,072
# 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	2	WOOD SHINGLES	1.01
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,126		52.59	59,218
A	BMF	N	BSMT FINISH-SEP	202		73.83	14,914
+	BAS	L	BASE AREA	1,328	1986	240.11	318,865
A	USF	L	UPPER STORY FIN	1,008	1986	218.35	220,100
A	ATF	L	ATTIC FINISH	504	1986	155.14	78,190
+	WDK	N	WOOD DECK	424		46.08	19,538
D	AGR	N	ATT GARAGE	648		49.90	32,338
	FPL	O	FIREPLACE	2		9,375.00	18,750
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	770,984

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$632,200