

Key: 5269

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.015

LEGAL

LAND

DETACHED

BUILDING

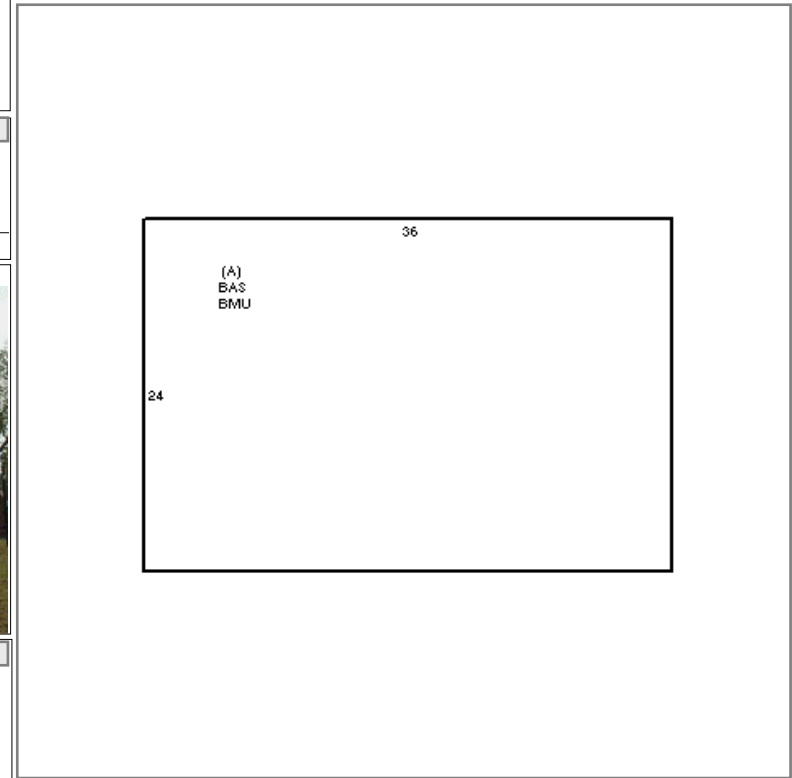
CURRENT OWNER				PARCEL ID				LOCATION			
RATHJE ARTHUR W & KAREN K TRS S/O JONES NANCY D, JONES BRIAN 5 HARBOR VIEW RD SCITUATE, MA 02066				45-2-68-0				5 HARBOR VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JONES NANCY D, JONES BRIAN				05/03/2023	QS	675,000	57879-300				
RATHJE ARTHUR W & KAREN K				06/30/2020	F	100	52996-242				
RATHJE ARTHUR W & KAREN K				06/07/2011	T	235,000	40003-117				

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	%
92-760	10/01/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	HBR 1.00	100	1.00	616,000	5.02	100	1.00	R08	1.40	496,640

TOTAL	7,000 SF	ZONING	FRNT	133	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	496,600	419,200
Infl1	FACTOR 100		BUILDING	165,300	147,000		
Infl2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	662,400	566,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1992	40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/9/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/27/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	0.850
\$NLA(RCN)	\$273	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		49.26	42,558
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	864	1954	212.69	183,761
ROOF SHAPE	1	GABLE	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	14	COMB	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	236,172
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$165,300