

Key: 5272

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.018

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| SMITH GARY<br>11 HARBOR VIEW RD<br>SCITUATE, MA 02066 |  |  |  | 45-2-71-0  |    |            |              | 11 HARBOR VIEW RD |  |  |  |
| TRANSFER HISTORY                                      |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| SMITH GARY  |  |  |  | 02/27/2004 | QS | 420,000    | 27627-128    |                   |  |  |  |
| SWEENEY ANN E   |  |  |  | 01/01/1976 | QS |            | 4079-628     |                   |  |  |  |
| HALLIN MILTON J & ALICE M                             |  |  |  | 01/01/1969 | XX |            | 3491-19      |                   |  |  |  |

| 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    | % |
|        |        |               |      |        |       |    |        |   |

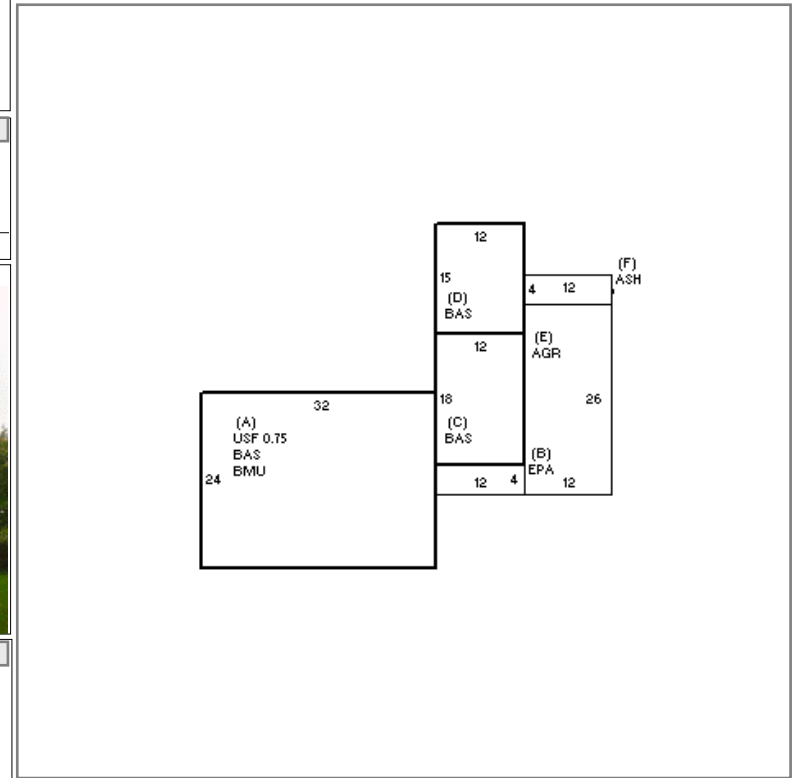
| CD  | T | AC/SF/UN | Ngh      | Infl1 | Infl2 | ADJ BASE | SAF  | Infl3 | Lpi  | VC       | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|-------|-------|----------|------|-------|------|----------|------------|-----------|
| 100 | S | 7,516    | HBR 1.00 | 100   | 1.00  | 616,000  | 4.69 | 100   | 1.00 | R08 1.40 |            | 498,340   |

| TOTAL | 7,516 SF   | ZONING | FRNT     | 75      | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | HARBOR     | NOTE   |          |         | LAND     | 498,300 | 420,700  |
| Infl1 | FACTOR 100 |        | BUILDING | 321,000 | 289,800  |         |          |
| Infl2 | PHY 100    |        | DETACHED | 0       | 0        |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        |          |         | TOTAL    | 819,300 | 710,500  |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS



| BUILDING | CD | ADJ  | DESC              | MEASURE | 11/18/2010 | PL  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 11/18/2010 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 3/28/2011  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT   | 1955  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T          | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 465,288 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,740 | DETAIL ADJ | 1.100 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N          | BSMT UNFINISHED | 768   |          | 51.24     | 39,349  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$267 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A   | USF | L          | UPPER STORY FIN | 576   | 1955     | 207.07    | 119,275 | EXTERIOR       |         |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B   | EPA | N          | ENCLOSED PORCH  | 48    |          | 90.21     | 4,330   | INTERIOR       |         |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | +   | BAS | L          | BASE AREA       | 1,164 | 1955     | 227.71    | 265,050 | KITCHEN        |         |            |            |
|            |       |            |       | FLOOR COVER     | 14 | COMB           | 1.00 | E   | AGR | N          | ATT GARAGE      | 312   |          | 50.76     | 15,837  | BATHS          |         |            |            |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 | F   | ASH | N          | ATT SHED        | 48    |          | 22.35     | 1,073   | HEAT           |         |            |            |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 | F11 | O   | FPL 1S 1OP | 1               |       | 7,281.00 | 7,281     | ELECT   |                |         |            |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 | FPL | O   | FIREPLACE  | 1               |       | 7,813.00 | 7,813     |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |     |     |            |                 |       |          |           |         |                |         | EFF.YR/AGE | 1972 / 50  |
|            |       |            |       |                 |    |                |      |     |     |            |                 |       |          |           |         |                |         | COND       | 31 31 %    |
|            |       |            |       |                 |    |                |      |     |     |            |                 |       |          |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |     |     |            |                 |       |          |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |     |     |            |                 |       |          |           |         |                |         | DEPR       | 31 % GD 69 |
|            |       |            |       |                 |    |                |      |     |     |            |                 |       |          |           |         |                |         | RCNLD      | \$321,000  |