

Key: 552

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 495

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
DILLON HILARY A & MOORE NICHOLAS V 232 COUNTRY WAY SCITUATE, MA 02066				44-2-21-B				232 COUNTRY WAY					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				DILLON HILARY A & KUHN FREDERICK & RUTH M				09/30/2021	QS	608,000	55756-308		
				KUHN FREDERICK AND RUTH M				06/30/1986	QS	6897-174			
								06/04/1979	XX	4666-202			

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	%
21-1336	10/12/2021	3	ALTERATIONS	18,000			100	100
97-118	03/25/1997	3	ALTERATIONS				100	100
88-414	07/01/1988	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,400	SC	1.00	100	1.00	100	1.00	R02	0.90		358,440

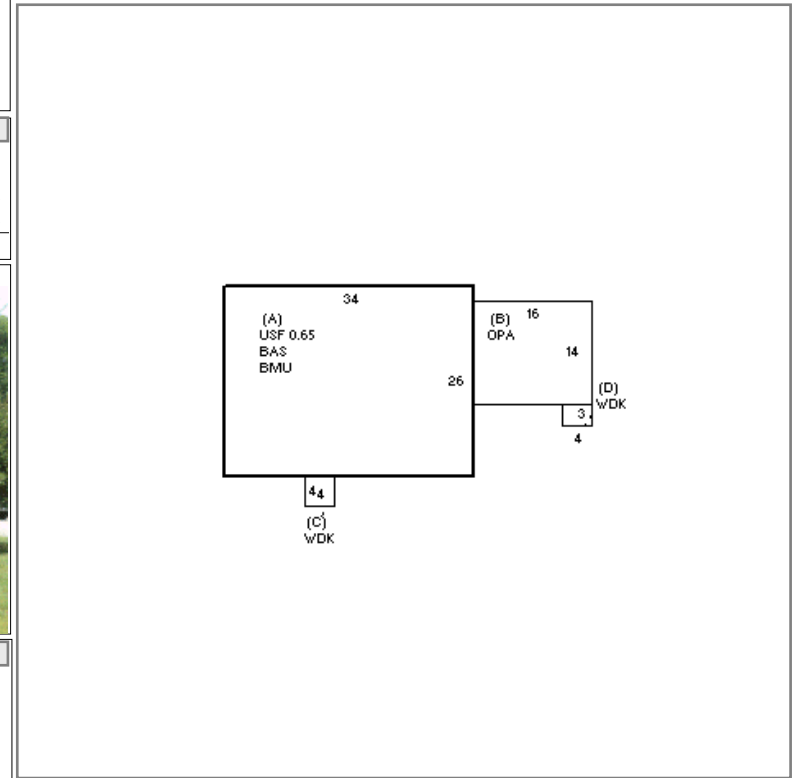
TOTAL	35,400 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M43. . . .	LAND	358,400	344,000		
Inf1	FACTOR 100		BUILDING	285,800	254,300		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	645,400	599,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10 X 12	120	13.93	1,200



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
mls



YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	1,459	DETAIL ADJ	1.122
\$NLA(RCN)	\$280	OVERALL	1.000

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	884		48.92	43,245
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	884	1961	241.48	213,472
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	575	1961	219.60	126,272
ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	224		51.50	11,536
FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	28		38.39	1,075
INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP		1		8,239.00	8,239
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	408,327
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$285,800