

Key: 5621

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5351

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RAY CHARLES M 85 PEACEDALE RD NEEDHAM, MA 02492-4741				46-4-15-0				8 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAY CHARLES M				03/24/2003	F	24557-297					
RAY CHARLES & VIRGINIA				03/24/2003	F	24557-295					
RAY CHARLES M				05/05/1999	F	17426-337					

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	%
11-439	07/25/2011	3	ALTERATIONS	1,500	07/18/2012	SJ	100	100
03-212	05/06/2003	3	ALTERATIONS				100	100
92-357	05/06/1992	3	ALTERATIONS				100	100
90-516	08/24/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,265 OS	1.00	100	1.00	528,000	6.59	100	1.00	WV3	1.20	420,280

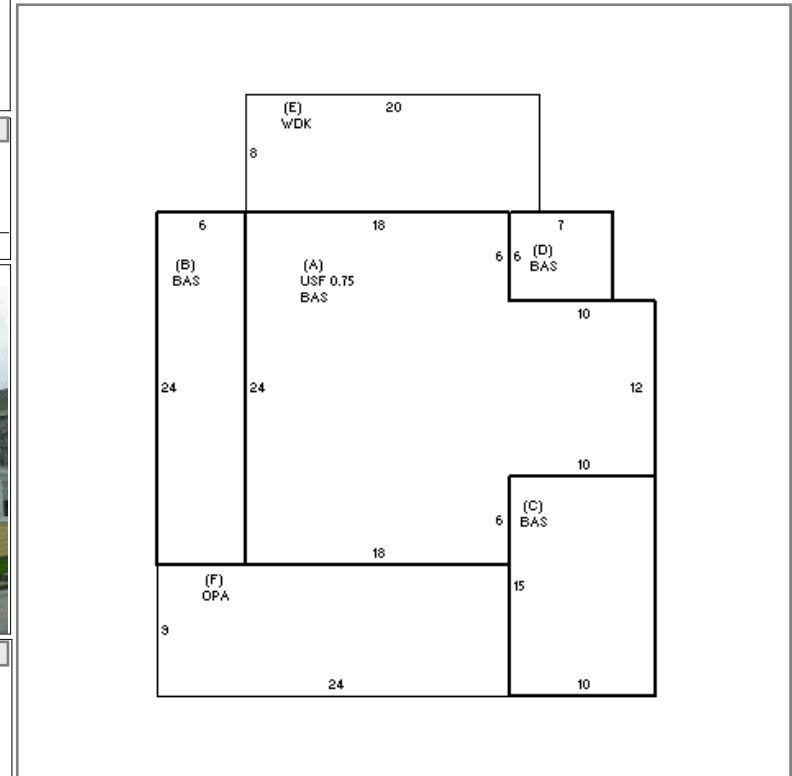
TOTAL	5,271 SF	ZONING		FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	420,300	382,100			
Inf1	FACTOR 100		BUILDING	111,100	105,000			
Inf2	PHY 100		DETACHED	5,200	5,000			
			OTHER	0	0			
			TOTAL	536,600	492,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40		238	54.75	5,200



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,302	DETAIL ADJ	1.140
\$NLA(RCN)	\$267	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	888	1920	252.33	224,067
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	414	1920	229.46	94,998
ROOF SHAPE	1	GABLE	1.00	E	WDK	N	WOOD DECK	160		38.40	6,144
ROOF COVER	1	ASPH SHINGLES	1.00	F	OPA	N	OPEN PORCH	216		51.50	11,124
FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	99	N/A	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	347,308
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	4 PARTIAL HEAT
ECON	0
DEPR	68 % GD 32
RCNLD	\$111,100