

Key: 5781

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.507

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GRENIER ROGER R JR & DIANA L TRS 42 MEETING HOUSE LN SCITUATE, MA 02066				55-4-2-0				42 MEETING HOUSE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRENIER ROGER R JR & DIANA L				01/20/2021	F	1 (131433)					
WALSH JAMES & FRANCES M				04/30/2004	QS	620,000 (105283)					
				01/01/1974	QS	51773-					

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	%
04-429	07/07/2004	3	ALTERATIONS	2,000	07/20/2005	SJ	100	100
94-51	02/25/1994	3	ALTERATIONS				100	100
90-177	04/20/1990	3	ALTERATIONS				100	100

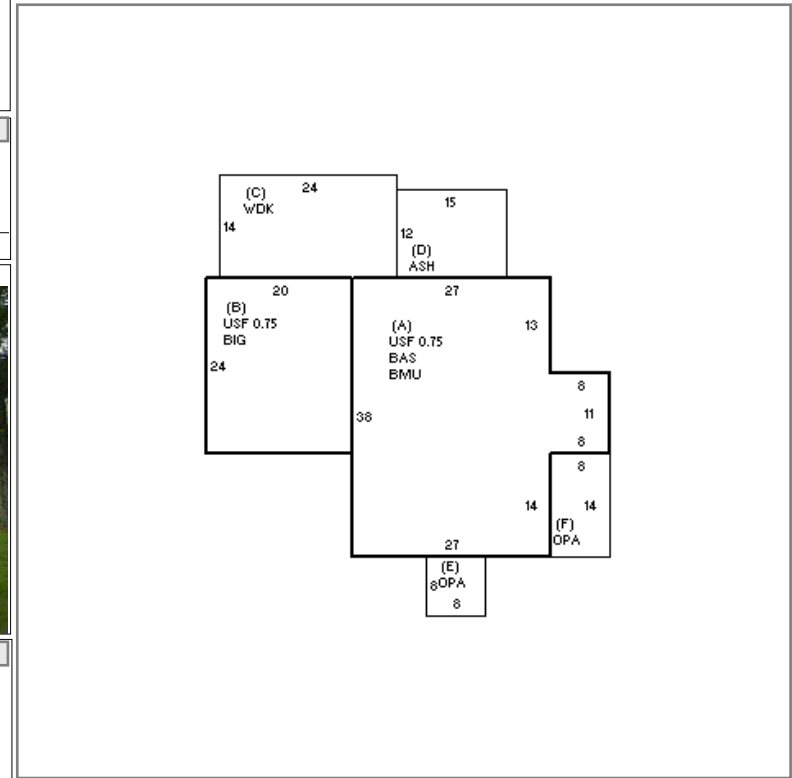
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,650	HBR 1.00	100	1.00	100	1.00		R05	1.40		530,160

TOTAL	20,647 SF	ZONING	FRNT	156	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E IN M50	LAND	530,200	447,500		
Inf1	FACTOR 100		BUILDING	259,000	243,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	789,200	690,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 FY12 QUALITY CHANGE FROM GD TO AVG+, STYLE CHANGE FROM CAPE TO CONV PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/20/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	719,316
NET AREA	2,310	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,114		50.34	56,078		
\$NLA(RCN)	\$311	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,114	1920	264.52	294,677		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,196	1920	240.55	287,703		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	480		59.97	28,786		
				FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	336		42.24	14,192		
				INT FINISH	1	PLASTER	1.00	D	ASH	N	ATT SHED	180		23.67	4,260		
				HEATING/COOLING	2	HOT WATER	1.02	+	OPA	N	OPEN PORCH	176		56.65	9,970		
				FUEL SOURCE	99	N/A	1.00	F	FPL	O	FIREPLACE	2		8,593.75	17,188		

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$6,463
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36

RCNLD	\$259,000
-------	-----------