

Key: 6044

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.743

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------------|--|--|--|
| DRISCOLL FRANCIS & KELLY Q 149 EDWARD FOSTER RD SCITUATE, MA 02066 | | | | 51-3-13-0 | | | | 149 EDWARD FOSTER RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DRISCOLL FRANCIS & KELLY | | | | 06/30/2017 | O | 1,861,000 | 48609-21 | | | | |
| DONOVAN WINIFRED J TR | | | | 01/09/2006 | F | -100 | 32038-276 | | | | |
| DONOVAN WILLIAM L | | | | 01/01/1960 | QS | | 2730-475 | | | | |

| 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 % |
| 18-69 | 02/05/2019 | 2 | ADDITIONS | 700,000 | 07/23/2020 | JD | 100 100 |
| 18-69 | 02/05/2018 | 2 | ADDITIONS | 700,000 | 05/13/2019 | JD | 100 50 |
| 18-69 | 02/05/2018 | 2 | ADDITIONS | 700,000 | | | 100 99 |
| 17-722 | 11/13/2017 | 3 | ALTERATIONS | 15,000 | 06/20/2018 | JD | 100 100 |
| 92-776 | 10/01/1992 | 3 | ALTERATIONS | | | | 100 100 |

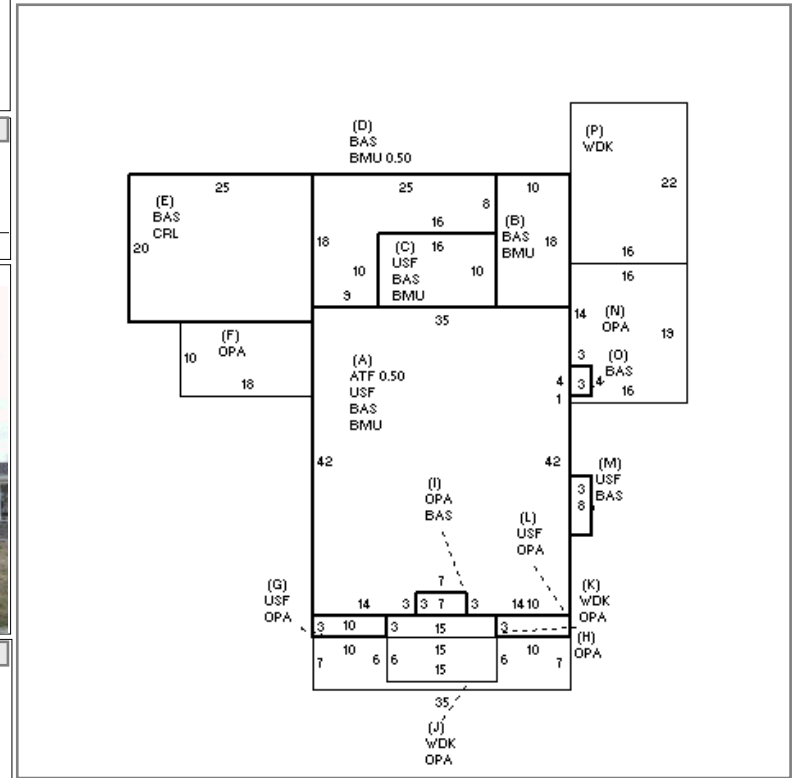
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|-----------|------|-------|------|-----|------------|-----------|
| 100 | S | 19,736 | CLF | 1.00 | 100 | 1,540,000 | 1.89 | 100 | 1.00 | WV8 | 3.50 | 1,320,750 |

| TOTAL | 19,733 SF | ZONING | FRNT | 255 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|-----------|-----------|---------|----------|
| Ngh | CLIFFS | NOTE | LAND | 1,320,800 | 1,235,000 | | |
| Infl1 | FACTOR 100 | | BUILDING | 2,602,100 | 2,180,300 | | |
| Infl2 | PHY 100 | | DETACHED | 53,100 | 50,600 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 3,976,000 | 3,465,900 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|--------|
| GFL | G | 1.20 | 20 0.80 34X20 | | 680 | 97.64 | 53,100 |



| BLDG COMMENTS |
|---------------|
| exterior sink |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/13/2019 | JD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/13/2019 | JD |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 7/23/2020 | JD |
| QUALITY | S | 2.20 | SUPERLATIVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1912 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 5,054 | DETAIL ADJ | 1.236 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,934 | | 86.23 | 166,767 |
| \$NLA(RCN) | \$525 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 1,533 | 1912 | 443.08 | 679,241 |
| | | | | ROOF SHAPE | 2 | HIP | 1.00 | A | ATF | L | ATTIC FINISH | 725 | 1912 | 314.80 | 228,230 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,130 | 2019 | 487.23 | 550,565 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | C | USF | L | UPPER STORY FIN | 160 | 2019 | 443.08 | 70,893 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | E | CRL | N | BSMT CRAWL | 500 | | 19.25 | 9,627 |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | + | OPA | N | OPEN PORCH | 843 | | 113.30 | 95,513 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | + | BAS | L | BASE AREA | 1,506 | 1912 | 487.23 | 733,764 |
| | | | | | | | | + | WDK | N | WOOD DECK | 487 | | 84.48 | 41,142 |
| | | | | | | | | | GFP | O | GAS FIREPLACE | 3 | | 12,223.93 | 36,672 |
| | | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | 3,647.60 | 3,648 |

| TOTAL RCN | 2,655,217 |
|----------------|-------------|
| CONDITION ELEM | CD |
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2020 / 2 |
| COND | 2 2 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 2 % GD 98 |
| RCNLD | \$2,602,100 |