

Key: 6165

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.867

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WILLIAMS TODD S & JOAN B TRS 45 COUNTRY WAY SCITUATE, MA 02066				48-1-13-0				45 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILLIAMS TODD S & JOAN B				05/18/2022	F	1	56822-127				
WILLIAMS TODD S & JOAN B				08/01/1983	QS	97,500	5443-396				
PICTON KATHRYN A & SPONEY				06/16/1980	XX		4839-421				

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 %
06-421	06/01/2022	7	OTHERS		08/02/2023	JD	100 100
89-487	07/24/2006	3	ALTERATIONS	15,000	07/24/2007	SJ	100 100
	09/05/1987	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 GB	1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.082 GB	1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	1,380

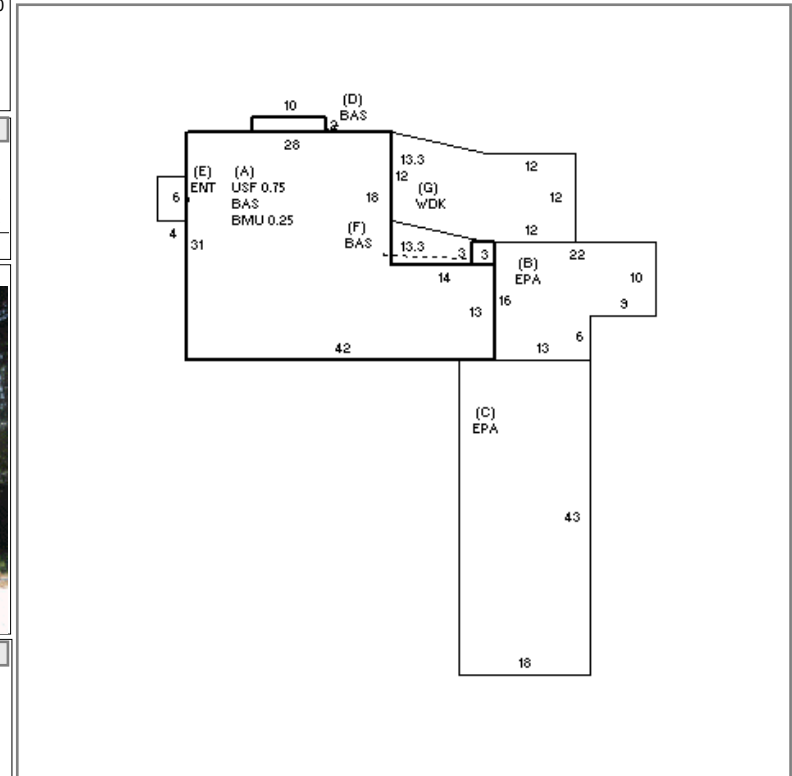
TOTAL	43,560 SF	ZONING	FRNT	438	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	N O T E	IN M53		LAND	344,800	295,100
Infl1	FACTOR 100		BUILDING	295,400	167,200		
Infl2	PHY 100		DETACHED	10,900	9,900		
			OTHER	0	0		
TOTAL					651,100	472,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00 40 0.60	25X22	1988	550	32.88	10,900



BUILDING	CD	ADJ	DESC	MEASURE	8/2/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/2/2023	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/18/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1765	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	568,027
NET AREA	1,867	DETAIL ADJ	1.173	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	263		63.15	16,608		
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	788	1765	217.89	171,700		
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	1,072		90.20	96,694		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,079	1765	239.60	258,532		
				FLOOR COVER	2	SOFTWOOD	1.00	E	ENT	N	ENCLOSED ENTRY	24		97.71	2,345		
				INT FINISH	1	PLASTER	1.00	G	WDK	N	WOOD DECK	300		38.40	11,520		
				HEATING/COOLING	2	HOT WATER	1.02	FPL	O	O	FIREPLACE	1		7,813.00	7,813		
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,815
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O

EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$295,400