

Key: 6167

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.869

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RICHARD DANA J PO BOX 262 49 COUNTRY WAY SCITUATE, MA 02066				48-1-14-0				49 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICHARD DANA J				10/30/2020	U	442,000	53735-159				
GLEASON DIANA L				07/29/1994	F	1	13050-161				
GROSSMAN CECIL M				01/01/1964	XX		21187-0				

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	%
21-254	03/22/2021	2	ADDITIONS	77,000	04/21/2021	JD	100	30
21-254	03/22/2021	2	ADDITIONS	77,000	04/27/2022	JD	100	100
21-107	02/08/2021	3	ALTERATIONS	15,000	04/21/2021	JD	100	60
21-107	02/08/2021	3	ALTERATIONS	15,000	04/27/2022	JD	100	100
97-217	05/06/1997	3	ALTERATIONS				100	100

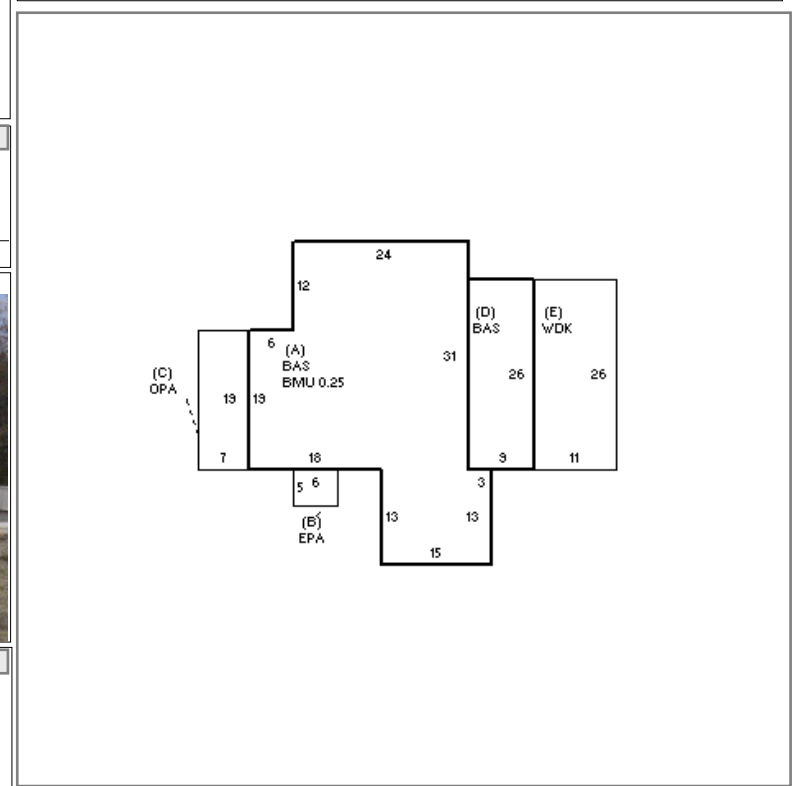
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,000 GB	1.00	100	1.00	374,000	1.07	100	1.00	R02	0.85	340,230

TOTAL	37,000 SF	ZONING	FRNT 109	ASSESSED	LAND 340,200 BUILDING 403,900 DETACHED 50,000 OTHER 0 TOTAL 794,100	CURRENT	291,100 363,300 47,600 0 702,000	PREVIOUS	
Ngh	GREENBUSH	IN M53		LAND		CURRENT		PREVIOUS	
Infl1	FACTOR 100	IN M53		BUILDING		CURRENT		PREVIOUS	
Infl2	PHY 100	IN M53		DETACHED		CURRENT		PREVIOUS	
Infl2	PHY 100	IN M53		OTHER		CURRENT		PREVIOUS	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20 20 0.80	22X20		440	57.34	20,200
LBN	E	1.80 10 0.90	32X17		544	59.18	29,000
ASH	G	1.20 20 0.80	19X6		114	9.19	800



BLDG COMMENTS	NOT IN MLS
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BUILDING	CD	ADJ	DESC	MEASURE	4/21/2021	JD
MODEL	1		RESIDENTIAL	LIST	4/21/2021	JD
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	4/27/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [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
NET AREA	1,287	DETAIL ADJ	1.161	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	263		69.46	18,269
\$NLA(RCN)	\$327	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,053	1765	283.75	298,789
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	30	99.22	2,977
STORIES	1	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	C	OPA	N	OPEN PORCH	133		56.65	7,535	
ROOMS	4	1.00	FLOOR COVER	2	SOFTWOOD	1.00	D	BAS	L	BASE AREA	234	2021	283.75	66,397	
BEDROOMS	2	1.00	INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	286		42.24	12,080	
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	FPL	O	FIREPLACE	1			8,594.30	8,594	
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1			0.00		
TOT FIXTURES	6	\$6,130													
# UNITS	1	1.00													

TOTAL RCN	420,771
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$403,900