

Key: 6208

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.914

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|--|--|--|--|--------------------|----|------------|--------------|
| HOUGHTON LAURA B TR & THOMAS F TR | | | | 53-1-9-0 | | | | 240 STOCKBRIDGE RD | | | |
| 240 STOCKBRIDGE RD SCITUATE, MA 02066 | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | HOUGHTON LAURA B TR & HOUGHTON LAURA B | | | | 03/02/2022 | F | 1 | 56509-63 |
| | | | | BROWN MARIAN E | | | | 12/10/1980 | A | 1 | 4925-25 |
| | | | | | | | | 11/20/1950 | XX | 100 | 2124-266 |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|--------------------------|---------------|-----------------------|--------|--------------------------|----------|------------|
| 1090 | 100 | MULTIPLE HSES | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 08-404 | 06/01/2022 08/26/2009 | 7 3 | OTHERS ALTERATIONS | 10,000 | 08/03/2023 08/24/2009 | JD SJ | 100 100 |

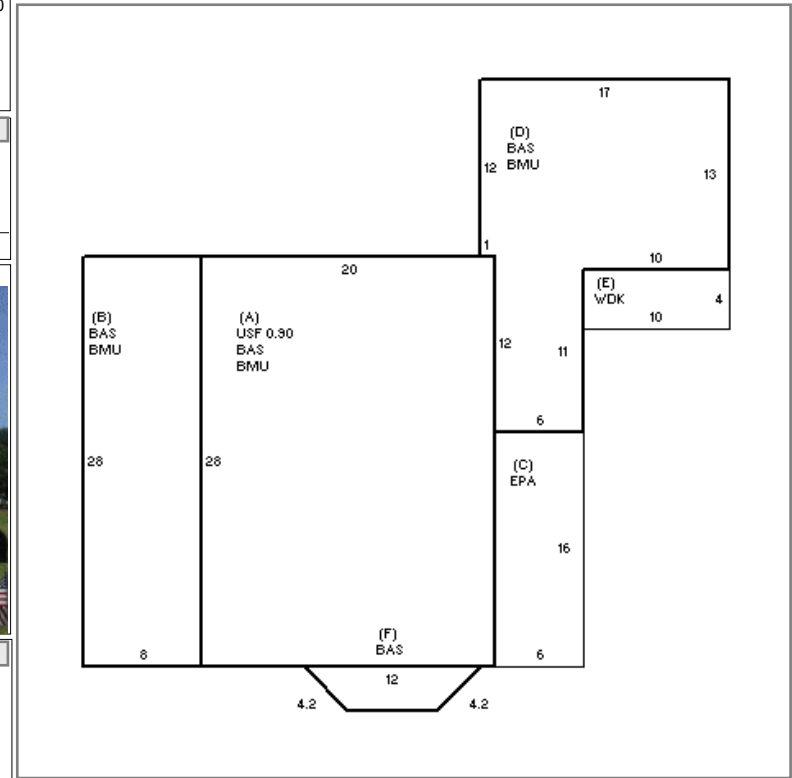
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 40,000 | GB | 1.00 | 100 | 1.00 | 100 | 1.00 | R02 | 0.85 | | 343,430 |
| 300 | A | 0.332 | GB | 1.00 | 100 | 1.00 | 100 | 1.00 | R02 | 0.85 | | 4,470 |

| TOTAL | 1.250 Acres | ZONING | FRNT | 881 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|-----------------------------|----------|---------|----------|---------|----------|
| Ngh | GREENBUSH | NOTE INFL3=COMMUTER RAIL | | | LAND | 347,900 | 297,900 |
| Inf1 | FACTOR 100 | | BUILDING | 241,300 | 185,200 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 80,700 | 57,100 | | |
| | | | | TOTAL | 669,900 | 540,200 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/3/2023 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/3/2023 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 3/18/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1900 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,601 | DETAIL ADJ | 1.224 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,070 | | 46.27 | 49,507 |
| \$NLA(RCN) | \$290 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | USF | L | UPPER STORY FIN | 504 | 1900 | 234.64 | 118,259 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | EPA | N | ENCLOSED PORCH | 96 | | 90.20 | 8,659 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | E | WDK | N | WOOD DECK | 40 | | 38.40 | 1,536 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | + | BAS | L | BASE AREA | 1,097 | 1900 | 258.02 | 283,047 |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |

| TOTAL RCN | 463,946 |
|----------------------|------------|
| 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 | \$241,300 |

