

Key: 621

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 560

LEG
A
L
L
A
N
D

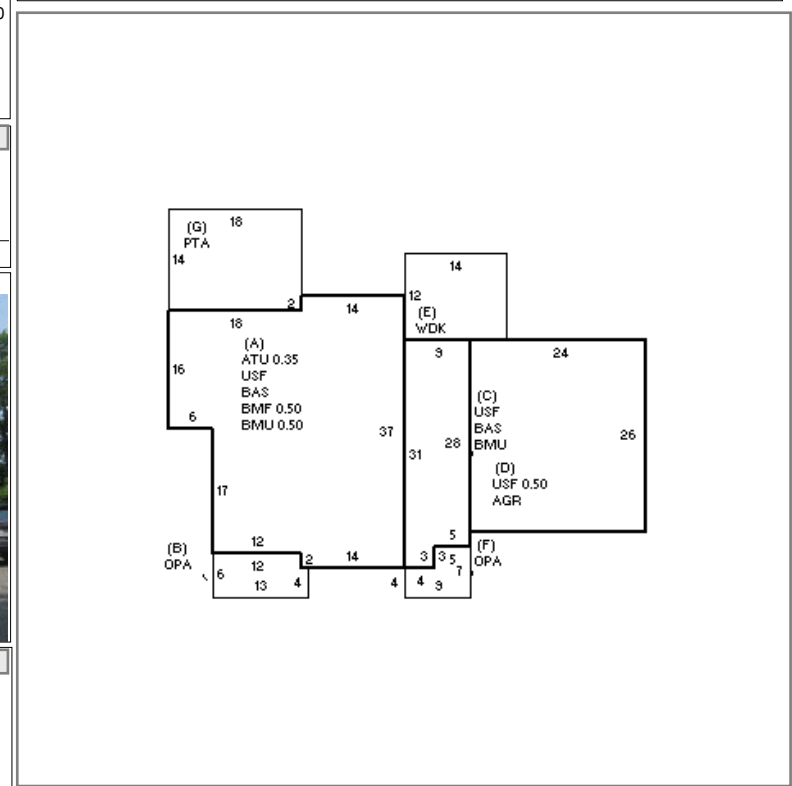
CURRENT OWNER				PARCEL ID				LOCATION			
HALBIG JEFFERY & CALANDRA 466 COUNTRY WAY SCITUATE, MA 02066				26-1-60-0				466 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HALBIG JEFFERY & CALANDRA				09/04/2019	QS	915,000	51599-40				
JULIANO EDWARD J & MARGUE				12/17/2013	P	250,000	43928-35				
BLANCHARD FARM LLC				11/01/2013	V	1,675,000	43787-288				

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	%
E22-0981	11/14/2022	3	ALTERATIONS	400	05/30/2023	NC	0	0
22-0242	03/09/2022	3	ALTERATIONS	130,000	06/23/2022	JD	100	100
22-0242	03/09/2022	3	ALTERATIONS	130,000	12/22/2022	JD	100	100
SS2015		5	SPLIT/SUB/LA		03/19/2014	SJ	100	100
14-075	02/28/2014	1	NEW CONST	360,000	09/23/2014	RJM	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	0.003	SC	1.00	100	17,820	1.00	100	1.00	R02	0.90	50

TOTAL	40,100 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M32. .		LAND	363,700	349,000
Inf1	FACTOR 100		LAND	864,000	750,600		
Inf2	PHY 100		DETACHED	29,400	15,500		
			OTHER	0	0		
			TOTAL	1,257,100	1,115,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90	20 X 40	800	40.77	29,400



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/23/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	NC
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	939,152
NET AREA	2,860	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	769		61.95	47,636	CONDITION ELEM	CD
\$NLA(RCN)	\$328	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	505		86.96	43,915	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,274	2014	274.49	349,698	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,586	2014	249.62	395,893	KITCHEN	A
				FLOOR COVER	12	COMB	1.00	A	ATU	N	ATTIC UNF	354		51.80	18,337	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	127		72.11	9,157	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03	D	AGR	N	ATT GARAGE	624		58.65	36,599	ELECT	A
				FUEL SOURCE	2	GAS	1.00	E	WDK	N	WOOD DECK	168		53.76	9,031		
								G	PTA	N	PATIO	252		20.86	5,257		
								G	FPL	O	FIREPLACE	1		10,938.20	10,938		
												EFF.YR/AGE	2014 / 8				
												COND	8 8 %				
												FUNC	0				
												ECON	0				
												DEPR	8 % GD		92		
												RCNLD			\$864,000		