Key: 6211

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,917

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KLINE SAMUEL J & KLINE PAULA D 13 TORREY'S LN SCITUATE, MA 02066	55-1-25-0	13 TORREYS LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KLINE SAMUEL J	04/20/2000	QS	465,000	(97250)
WHEELER ALLAN & ANNE	01/01/1977	XX		55898-0
LEAHY WILLIAM J	01/01/1974	XX		(C00052116)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

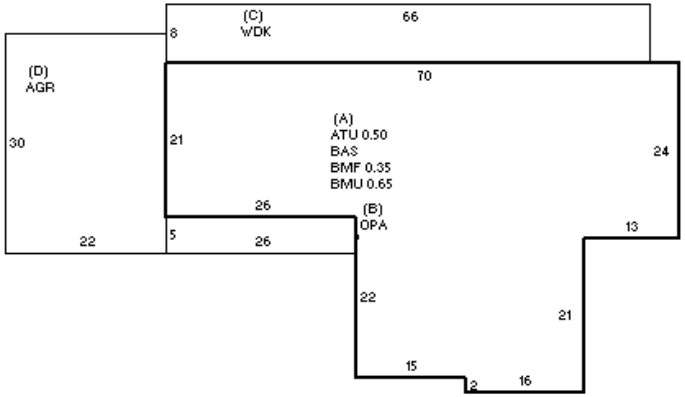
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-715	10/25/2013	3	ALTERATIONS		09/29/2014	RJM	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR	1.00	100	1.00	100	1.00	506,000	1.00	100	1.00	R04	1.15			464,650
300	A	2.172	HBR	1.00	100	1.00	100	1.00	22,770	1.00	100	1.00	R04	1.15			49,460

TOTAL	3.090 Acres	ZONING		FRNT	25
Ngh	HARBOR	NOTE	IN M54....REMOVED INFL3 (FY12)		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	514,100	469,900
BUILDING	634,000	571,500
DETACHED	60,200	57,100
OTHER	0	0
TOTAL	**1,208,300**	**1,098,500**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV	1.00	IPV	1975	6,000	1.10	6,600
CBN	G	1.20	10	0.90	25X36	2013	900	36.42	29,500
DGF	G	1.20	10	0.90	20X24	2013	480	55.87	24,100

PHOTO 09/26/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/29/2014	RJM
LIST	11/26/2001	EST
REVIEW	3/18/2011	ER

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,223	DETAIL ADJ	1.122
$NLA(RCN)	$380	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$8,617
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,445		47.69	68,914
A	BMF	N	BSMT FINISH-SEP	778		66.95	52,086
A	BAS	L	BASE AREA	2,223	1973	266.22	591,816
A	ATU	N	ATTIC UNF	1,112		44.40	49,373
B	OPA	N	OPEN PORCH	130		61.80	8,034
C	WDK	N	WOOD DECK	528		46.08	24,330
D	AGR	N	ATT GARAGE	660		49.69	32,797
	FPL	O	FIREPLACE	1		9,375.60	9,376

TOTAL RCN	845,342
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$634,000