

Key: 6213

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.919

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COLAMECO JAY B & HOPKINS ISABELL M 15 TORREYS LN SCITUATE, MA 02066				55-1-26-0				15 TORREYS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLAMECO JAY B & RIDDLE ELAINE A				10/27/2006	QS	750,000	33583-325				
RIDDLE ELAINE A				11/01/2001	H	100	20827-226				
RIDDLE RAYMOND W & ELAINE				06/10/1986	XX		6840-297				

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 %
		5	SPLIT/SUB/LA		04/14/2005		100 100
		6	CYCL GROWTH				100 100

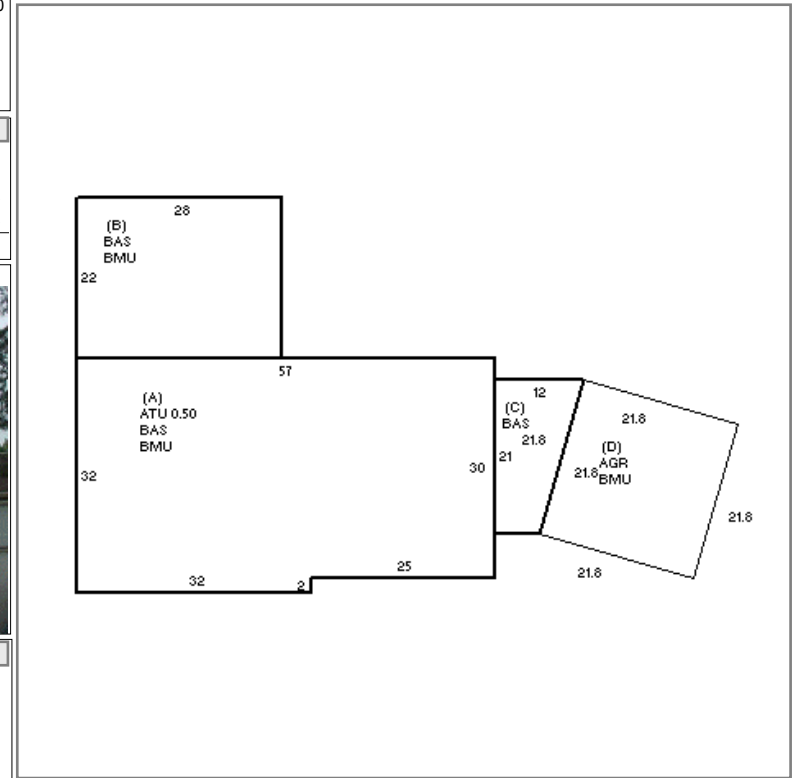
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	100	1.00	1.00	R04	1.15		464,650
300	A	0.127	HBR 1.00	100	1.00	100	1.00	1.00	R04	1.15		2,890

TOTAL	1.045 Acres		ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR		NOTE IN M54....REMOVED INFL3 (FY12)			LAND	467,500	425,200
Infl1	FACTOR 100			BUILDING	666,700	601,100		
Infl2	PHY 100			DETACHED	10,300	9,300		
				OTHER	0	0		
				TOTAL		1,144,500	1,035,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400
S/V	A	1.00	SV 1.00 IPC		9,000	1.10	9,900



BUILDING	CD	ADJ	DESC	MEASURE	10/25/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/25/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/18/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,579	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,867		46.07	132,095
\$NLA(RCN)	\$345	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATU	N	ATTIC UNF	887		44.40	39,383
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,579	1973	259.98	670,489
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	477		53.55	25,546
				FLOOR COVER	14	COMB	1.00	BMG	O	BSMT GARAGE	1		2,989.20	2,989	
				INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		8,737.20	8,737	
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	888,932	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	\$666,700