

Key: 6277

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.975

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARROLL JOHN R & R LORIE 32 TORREYS LANE SCITUATE, MA 02066				54-1-1-A				32 TORREYS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARROLL JOHN R & R LORIE				12/11/1979	QS		4767-37				

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	%
07-116	03/20/2007	2	ADDITIONS	60,000	07/31/2007	SJ	100	100
03-497	08/25/2003	3	ALTERATIONS		09/01/2004	SJ	100	100
02-589	10/09/2002	3	ALTERATIONS				100	100
96-310	07/15/1996	3	ALTERATIONS				100	100

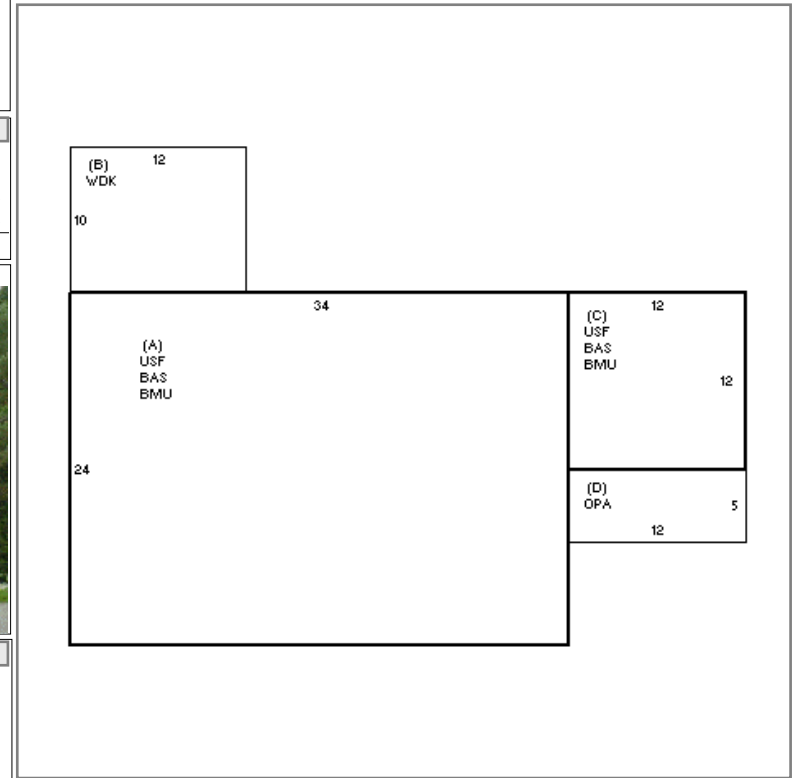
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,084	HBR 1.00	100	1.00	506,000	1.47	100	1.00	R04	1.15	444,190

TOTAL	26,092 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	444,200	403,800		
Inf1	FACTOR 100		BUILDING	333,000	313,200		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	777,700	717,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1988	40	17.03	500



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	10/7/2014	SJ
MODEL	1		RESIDENTIAL	LIST	10/7/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,920	DETAIL ADJ	1.010
\$NLA(RCN)	\$231	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$6,464	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	960		47.70	45,791
EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1979	205.03	167,305
ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	816	1979	186.45	152,146
ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	120		38.40	4,608
FLOOR COVER	14	COMB	1.00	C	BAS	L	BASE AREA	144	2007	205.03	29,524
INT FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	144	2007	186.45	26,849
HEATING/COOLING	15	ELECT BB/AC	1.01	D	OPA	N	OPEN PORCH	60		51.50	3,090
FUEL SOURCE	3	ELECTRIC	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	444,016
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	\$333,000