Key: 6278

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,976

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHIASSON LUKE R 10 FORD PL SCITUATE, MA 02066	53-5-25-0	10 FORD PL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHIASSON LUKE R	11/13/2019	A	405,000	51939-273
CHIASSON KATHLEEN	01/01/1969	QS		3445-781
DORR FREDERIC S & PRISCIL	01/01/1968	XX		3412-123

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

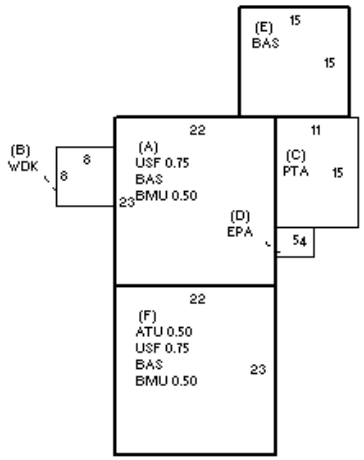
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-511	05/18/2021	3	ALTERATIONS	21,311	08/10/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,000	GB 1.00	100 1.00	100 1.00	374,000	2.17	100 1.00	R02 0.85			317,240

TOTAL	17,000 SF	ZONING		FRNT	59
Ngh	GREENBUSH	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	317,200	271,400
BUILDING	289,500	257,500
DETACHED	600	600
OTHER	0	0
TOTAL	**607,300**	**529,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			50	17.03	600

PHOTO 09/26/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	8/10/2021	JD

YEAR BLT	1888	SIZE ADJ	1.000
NET AREA	1,996	DETAIL ADJ	1.224
$NLA(RCN)	$269	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,875
# UNITS	2	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	506		60.29	30,505
+	USF	L	UPPER STORY FIN	759	1888	224.32	170,256
B	WDK	N	WOOD DECK	64		38.41	2,458
C	PTA	N	PATIO	165		14.90	2,459
D	EPA	N	ENCLOSED PORCH	20		90.20	1,804
+	BAS	L	BASE AREA	1,237	1888	246.67	305,126
F	ATU	N	ATTIC UNF	253		37.00	9,361
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	536,083
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O

EFF.YR/AGE	1961 / 61	
COND	46	46 %
FUNC	0	
ECON	0	
DEPR	46	% GD 54
RCNLD		$289,500