

Key: 628

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 566

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CURRENT OWNER				PARCEL ID				LOCATION			
CONLEY GAIL & TOTH MICHAEL A 40 CURTIS ST SCITUATE, MA 02066				26-1-5-0				40 CURTIS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CONLEY GAIL & TOTH MICHAEL				12/03/2020	F	1 53934-293					
CONLEY GAIL				07/09/2014	O	450,000 44512-129					
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 %
15-413	07/08/2015	3	ALTERATIONS		05/11/2016	SJ	100 100
		7	OTHERS	27,500	05/11/2016	SJ	100 100
		3	ALTERATIONS		06/30/2015		90 90
SS16-14		5	SPLIT/SUB/LA		04/28/2015	SJ	100 100
SS15-03		5	SPLIT/SUB/LA		03/19/2014	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,852	SC	1.00	100 1.00	396,000	1.72	100 1.00	R04	0.90		342,360

TOTAL	21,852 SF	ZONING	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	IN M32. ELEANOR M BLANCHARD REVOCABLE TRUST...		LAND	342,400	328,500	
Inf1	FACTOR 100	N O T E			BUILDING	584,200	529,200
Inf2	PHY 100				DETACHED	20,600	19,600
				OTHER	0	0	
				TOTAL	947,200	877,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/06/2003
IPG	A	1.00	10 0.90	18 X 36	2015	648	35.36	20,600	

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/14/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1897	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,081,768
NET AREA	3,755	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	761		61.63	46,903		
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,546	1897	250.92	387,917		
				ROOF SHAPE	2	HIP	1.00	A	ATF	L	ATTIC FINISH	381	1897	178.27	67,922		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,828	1897	275.92	504,376		
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	180		61.80	11,124		
				INT FINISH	99	N/A	1.00	F	AGR	N	ATT GARAGE	816		47.79	38,994		
				HEATING/COOLING	11	HW/COOL AIR	1.04	H	PTA	N	PATIO	216		17.88	3,862		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1961 / 61
																COND	46 46 %
																FUNC	0
																ECON	0
																DEPR	46 % GD 54
																RCNLD	\$584,200

