

Key: 6281

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.979

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HARRIS SHAWN TR 24 COUNTRY WAY SCITUATE, MA 02066				53-5-26-0				6 FORD PL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HARRIS SHAWN TR				01/27/2021	F	100 54282-164					
HARRIS SHAWN				01/14/2021	F	100 54196-213					
HARRIS SHAWN TR				09/11/2019	QS	425,000 51626-106					

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 %

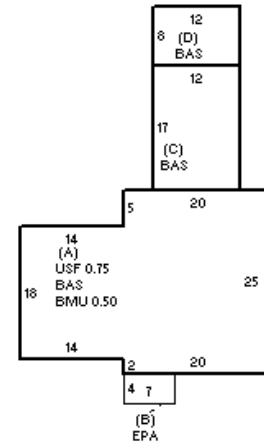
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,150 GB	1.00	100	1.00	100	1.00		R02	0.85		307,260

TOTAL	10,150 SF	ZONING	FRNT 89	ASSESSED	307,300	CURRENT	262,900	PREVIOUS	247,200
Ngh	GREENBUSH	NOTE		LAND	307,300		262,900		
Inf1	FACTOR 100		BUILDING	277,800		247,200			
Inf2	PHY 100		DETACHED	0		0			
			OTHER	0		0			
				TOTAL	585,100		510,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/25/2010	DR
MODEL	1		RESIDENTIAL	LIST	10/25/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/8/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
---------------	-----

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,616	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES		1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS		8	1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS		4	1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS		1	1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS		1	1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES		5	\$4,896				
# UNITS		1	1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	376		63.15	23,744
A	USF	L	UPPER STORY FIN	564	1900	234.17	132,073
B	EPA	N	ENCLOSED PORCH	28		90.21	2,526
+	BAS	L	BASE AREA	1,052	1900	257.50	270,893

TOTAL RCN	434,132
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$277,800