Key: 6328

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,031

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COYNE DAVID C & TRACY D S/O COYNE DAVID C & TRACY D TR 17 ELM PK SCITUATE, MA 02066	54-1-26-0	17 ELM PK

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COYNE DAVID C & TRACY D T	05/22/2023	F	1	57935-165
COYNE DAVID C & TRACY D	06/29/2001	QS	380,000	20100-238
BLANCHARD ANDREW J & HEID	06/26/1998	QS	273,900	16339-286

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

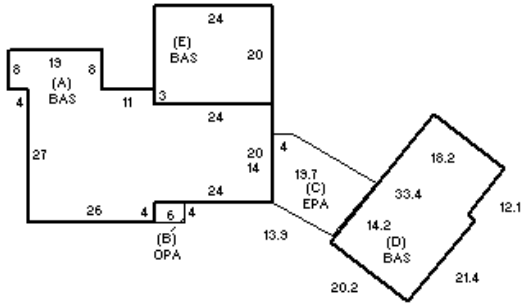
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1101	08/03/2021	2	ADDITIONS	65,000	07/27/2022	JD	100	100
04-803	12/03/2004	2	ADDITIONS	25,000	08/17/2006	SJ	100	100
03-107	03/20/2003	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,320	HBR 1.00	100 1.00	100 1.00	506,000	1.36	100 1.00	R04 1.15			447,600

TOTAL	28,320 SF	ZONING		FRNT	90
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	447,600	406,900
BUILDING	392,700	349,400
DETACHED	3,400	3,300
OTHER	0	0
TOTAL	**843,700**	**759,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	16 X 14	2005	224	12.01	2,400
PTD	A 1.00	25 0.75	12 X 12		144	9.48	1,000

PHOTO 07/27/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/27/2022	JD
LIST	7/27/2022	EST
REVIEW	3/17/2011	ER

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,470	DETAIL ADJ	0.839
$NLA(RCN)	$196	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,430
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,990	1950	179.57	357,338
B	OPA	N	OPEN PORCH	24		56.65	1,360
C	EPA	N	ENCLOSED PORCH	265		99.22	26,293
E	BAS	L	BASE AREA	480	2021	179.57	86,193
	F11	O	FPL 1S 1OP	1		8,009.10	8,009
	ODS	O	OUT DOOR SHOWER	1		1,238.60	1,239

TOTAL RCN	484,861

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A

EFF.YR/AGE	2003 / 19		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$392,700