

Key: 6560

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.262

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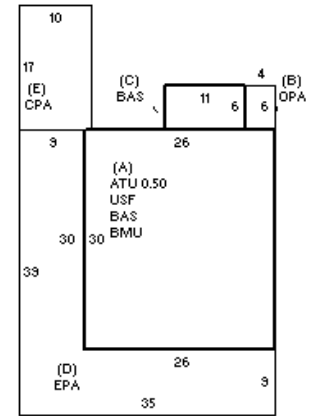
CURRENT OWNER				PARCEL ID				LOCATION				
TWO FATHOMS LLC 428 RICHMOND RD TROY, NH 03465				57-2-2-0				51 NEAL GATE ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				TWO FATHOMS LLC				11/16/2021	F	1 56022-125		
OAKES EDWARD FINLEY				12/31/2014	F	1 45105-332						
OAKES DAVID B TR				05/13/2008	F	1 35960-063						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-852	12/10/2015	2	ADDITIONS	25,000	08/03/2016	SJ	100	100
06-168	04/04/2006	3	ALTERATIONS			SJ	100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	GB	1.00	100	1,540,000	1.00	100	1.00	RF3	3.50	1,414,140
200	A	0.918	GB	1.00	100	608,300	1.00	100	1.00	RF3	3.50	558,420
300	A	2.834	GB	1.00	100	69,300	1.00	100	1.00	RF3	3.50	196,400

TOTAL	4.670 Acres	ZONING	FRNT	392	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	N O T E			LAND	2,169,000	1,698,600
Infl1	FACTOR 100		BUILDING	158,000	150,000		
Infl2	PHY 100		DETACHED	52,800	50,400		
			OTHER	128,800	120,800		
			TOTAL		2,508,600	2,019,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600
SHF	A	1.00	30 0.70		100	14.74	1,000
CAB	-	0.90	50 0.50		40	26.66	500
BHF	A	1.00	40 0.60		250	21.50	3,200
PPD	A	1.00	20 0.80 80X4	1995	320	185.45	47,500



BUILDING	CD	ADJ	DESC	MEASURE	11/12/2002	SR
MODEL	1		RESIDENTIAL	LIST	11/12/2002	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/16/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-COL TO CONV/ G TO AVE

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YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	526,777
NET AREA	1,626	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	780		50.94	39,734		
\$NLA(RCN)	\$324	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	780	1927	233.70	182,288		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	390		37.00	14,430		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	24		51.50	1,236		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	846	1927	256.99	217,411		
				INT FINISH	1	PLASTER	1.00	D	EPA	N	ENCLOSED PORCH	585		90.20	52,767		
				HEATING/COOLING	2	HOT WATER	1.02	E	CPA	N	CAR PORT	170		28.22	4,797		
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1949 / 73
																COND	70 70 %
																FUNC	0
																ECON	0
																DEPR	70 % GD 30
																RCNLD	\$158,000

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LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TWO FATHOMS LLC 428 RICHMOND RD TROY, NH 03465				57-2-2-0				51 NEAL GATE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	128,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	3/16/2011	ER
MODEL	1		RESIDENTIAL	LIST			
STYLE	1	0.85	RANCH [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,698																																				
NET AREA	1,248	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,248		44.46	55,483																																						
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,248	1927	194.09	242,230																																						
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	624		37.00	23,088																																						
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	115		90.20	10,373																																						
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	572		42.73	24,443																																						
				INT FINISH	1	PLASTER	1.00																																														
				HEATING/COOLING	2	HOT WATER	1.02																																														
				FUEL SOURCE	99	N/A	1.00																																														
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				<table border="1"> <tr> <td>(B) EPA</td> <td>23</td> <td>5</td> </tr> <tr> <td>(A) ATU 0.50</td> <td>26</td> <td></td> </tr> <tr> <td>BAS</td> <td></td> <td></td> </tr> <tr> <td>BMU</td> <td></td> <td></td> </tr> <tr> <td>48</td> <td></td> <td></td> </tr> <tr> <td>(C) AGR</td> <td>22</td> <td></td> </tr> <tr> <td>26</td> <td></td> <td></td> </tr> </table>														(B) EPA	23	5	(A) ATU 0.50	26		BAS			BMU			48			(C) AGR	22		26																	
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