

Key: 6565

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.268

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MOOR-STEVENSON HANNAH 95 NEAL GATE ST SCITUATE, MA 02066				57-2-4-0				95 NEAL GATE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOOR-STEVENSON HANNAH				12/01/2021	F	100	56103-256				
STEVENSON NANCY A & MARK				09/08/1988	QS		8694-319				
STEVENSON NANCY A				07/21/1983	XX		5408-26				

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 %
00-84	03/27/2000	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

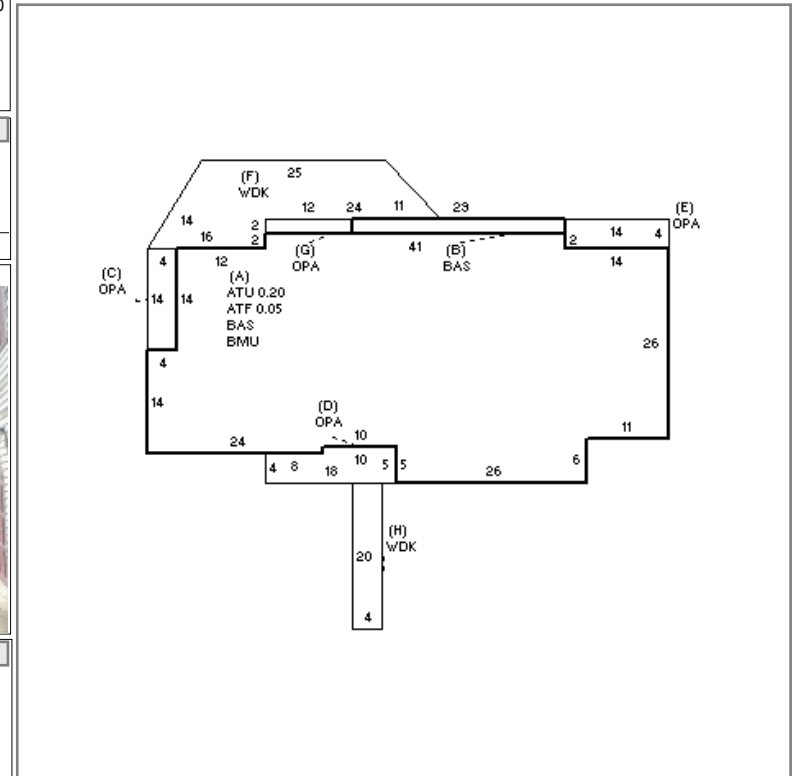
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 GB	1.00	100	1.00	660,000	1.00	100	1.00	RV1	1.50	606,060
300	A	1.111 GB	1.00	100	1.00	29,700	1.00	100	1.00	RV1	1.50	33,000

TOTAL	2.029 Acres	ZONING	FRNT	182	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE	LAND	639,100	582,600		
Inf1	FACTOR 100		BUILDING	457,600	407,100		
Inf2	PHY 100		DETACHED	12,900	12,300		
			OTHER	0	0		
			TOTAL	1,109,600	1,002,000		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 24X24	1984	576	44.24	12,700
ASH	A	1.00	50 0.50 5X9	1984	45	9.23	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	3/8/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/16/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	693.309													
NET AREA	2,248	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,086			92,062															
\$NLA(RCN)	\$308	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	104	1984	157.51	16,381															
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	417		40.70	16,972															
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,144	1984	243.78	522,662															
				FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	218		56.65	12,350															
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	388		42.24	16,389															
				HEATING/COOLING	2	HOT WATER	1.02		FPL	O	FIREPLACE	1		8,594.30	8,594															
				FUEL SOURCE	1	OIL	1.00																							
<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>F</td> </tr> <tr> <td>INTERIOR</td> <td>F</td> </tr> <tr> <td>KITCHEN</td> <td>F</td> </tr> <tr> <td>BATHS</td> <td>F</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>																CONDITION ELEM	CD	EXTERIOR	F	INTERIOR	F	KITCHEN	F	BATHS	F	HEAT	A	ELECT	A	
CONDITION ELEM	CD																													
EXTERIOR	F																													
INTERIOR	F																													
KITCHEN	F																													
BATHS	F																													
HEAT	A																													
ELECT	A																													
<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1970 / 52</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>34</td> <td>34 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>34</td> <td>% GD 66</td> </tr> </tbody> </table>																EFF.YR/AGE	1970 / 52		COND	34	34 %	FUNC	0		ECON	0		DEPR	34	% GD 66
EFF.YR/AGE	1970 / 52																													
COND	34	34 %																												
FUNC	0																													
ECON	0																													
DEPR	34	% GD 66																												
<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$457,600</td> </tr> </thead> </table>																RCNLD	\$457,600													
RCNLD	\$457,600																													