

Key: 668

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 607

LEGAL

LAND

DETACHED

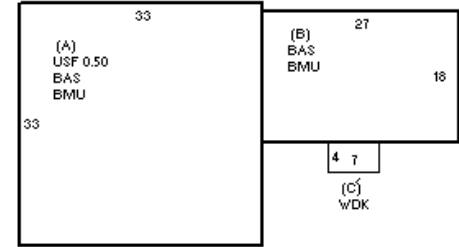
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LANOUE RUSSELL V & WENDY M 440 COUNTRY WAY SCITUATE, MA 02066				32-8-3-0				440 COUNTRY WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LANOUE RUSSELL V & WENDY				09/29/1986	QS	176,000	7153-59					
LANDRY RICHARD J AND HEDY				01/01/1971	XX		3601-738					
BOSSI ROBERT F				01/01/1970	XX		3505-137					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,860	SC 1.00	100	1.00	396,000	2.32	100	1.00	R02	0.90	334,290

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	%
20-223	04/10/2020	3	ALTERATIONS	5,950	05/28/2020	JD	100	100
19-896	12/05/2019	3	ALTERATIONS	24,607	05/28/2020	JD	100	100
19-285	04/24/2019	3	ALTERATIONS	32,000	07/16/2019	JD	100	100

TOTAL	15,860 SF	ZONING	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	334,300	320,800
Inf1	FACTOR 100		BUILDING	439,100	390,700		
Inf2	PHY 100		DETACHED	1,100	1,100		
			OTHER	0	0		
			TOTAL	774,500	712,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		140	13.34	1,100
PHOTO 07/16/2019							



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/16/2019	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	5/28/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	609,807		
NET AREA	2,120	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,575		46.45	73,157	CONDITION ELEM	CD		
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,575	1950	250.95	395,240	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	545	1950	228.21	124,374	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	28		42.23	1,183	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00		GEN	O	GENERATOR	1		0.00		BATHS	G		
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04		ODS	O	OUT DOOR SHOWER	1		1,688.50	1,689	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$439,100