

Key: 673

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 612

LEGAL

LAND

DETACHED

BUILDING

INDING

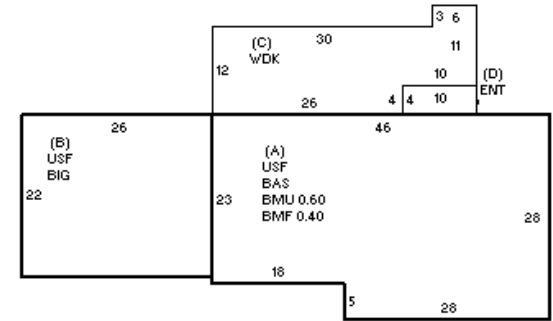
CURRENT OWNER				PARCEL ID				LOCATION			
HARRIS JENNIFER 11 BLACK BEECH LN SCITUATE, MA 02066				37-1-15-F				11 BLACK BEECH LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARRIS JENNIFER				11/05/2020	QS	602,000	53769-35				
LUSCOMBE SHANE L & LAUREN				12/10/2010	QS	526,500	39389-47				
FIELD CHARLES JR & JUDITH				08/11/1993	QS	290,000	12111-103				

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 %

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,100	SC	1.00	100	1.00	100	1.00	R04	0.90		350,050

TOTAL	28,100 SF	ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	350,100	335,900
Infl1	FACTOR 100		BUILDING	491,800	456,300		
Infl2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
					TOTAL	842,800	793,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		96	14.95	900
PHOTO 07/22/2021							



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/15/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/14/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
MLS	

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	664,568		
NET AREA	2,968	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	479		63.06	30,206	CONDITION ELEM	CD		
\$NLA(RCN)	\$224	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMU	N	BSMT UNFINISHED	719		44.92	32,298	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	A	BAS	L	BASE AREA	1,198	1984	193.30	231,573	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,770	1984	175.79	311,140	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	B	BIG	N	BUILT-IN GARAGE	572		43.59	24,932	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	410		38.40	15,744	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	D	ENT	N	ENCLOSED ENTRY	40		97.70	3,908	ELECT	A		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
																		EFF.YR/AGE	1984 / 38
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$491,800