Key: 6812

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.509

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NAKANISHI MIHO & SJOQUIST CARL 193 STOCKBRIDGE RD SCITUATE, MA 02066	54-1-51-F	193 STOCKBRIDGE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NAKANISHI MIHO & SJOQUIST	04/21/2009	V	1	37084-72
NAKANISHI MIHO	02/23/2006	G	410,000	32255-16
GRANT KATHERINE	02/26/1999	QS	199,000	17194-157

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

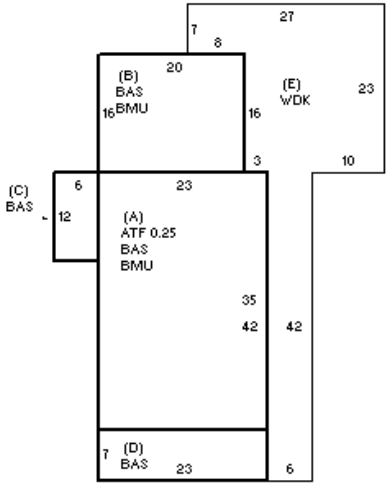
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-0512	06/14/2023	3	ALTERATIONS	14,000			0	0
09-172	05/11/2009	3	ALTERATIONS	3,000	08/12/2009	SJ	100	100
04-083	02/19/2004	3	ALTERATIONS				100	100
		6	CYCL GROWTH		12/29/2003	PJB	100	100
02-184	04/12/2002	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000	GB 1.00	100 1.00	100 1.00	374,000	1.96	100 1.00	R02 0.85			319,820

TOTAL	18,992 SF	ZONING		FRNT	184
Ngh	GREENBUSH	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	319,800	273,600
BUILDING	351,200	312,300
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**672,800**	**587,600**



DETACHED

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			50	17.03	600
S/V	A 1.00	SV 1.00	DDK	1996	500	1.10	600

PHOTO 09/29/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/12/2009	SJ
LIST	8/12/2009	EST
REVIEW	3/14/2011	ER

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,559	DETAIL ADJ	1.100
$NLA(RCN)	$304	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.25	1.00
ROOMS	11	1.00
BEDROOMS	5	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,840
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,125		50.20	56,475
A	ATF	L	ATTIC FINISH	201	1920	165.79	33,325
+	BAS	L	BASE AREA	1,358	1920	256.60	348,460
E	WDK	N	WOOD DECK	745		42.24	31,469

TOTAL RCN	474,569
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$351,200