

Key: 682

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 621

LEGAL

LAND

DETACHED

BUILDING

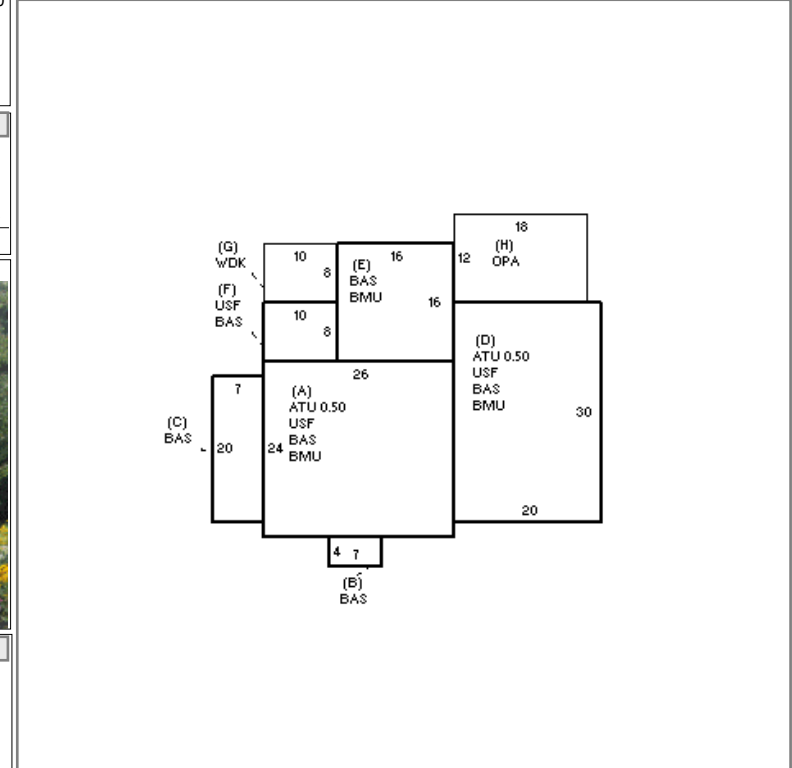
CURRENT OWNER				PARCEL ID				LOCATION			
BOYD CHRISTOPHER WILLIAM & ASSAD BROOKE				32-8-7-0				426 COUNTRY WAY			
426 COUNTRY WAY SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				BOYD CHRISTOPHER WILLIAM				08/03/2020	QS	730,000	(130542)
				WALSH THOMAS P & ALICE K				11/10/1980	QS	4910-75	
				GRAY GEORGE A AND ROBERTA				01/01/1975	XX	3993-671	

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	%
98-351		7	OTHERS		03/09/2005	SJ	100	100
		7	OTHERS		08/02/2004	SJ	100	100
97-597	07/20/1998	4	DEMO				100	100
98-391	10/28/1997	2	ADDITIONS				100	100
	08/04/1988	1	NEW CONST				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	0.021	SC 1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	370

TOTAL	40,909 SF	ZONING	FRNT	145	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE ...C/W 32-8-7-A FY2022	LAND	364,000	349,300		
Inf1	FACTOR 100		BUILDING	556,700	495,300		
Inf2	PHY 100		DETACHED	26,300	25,000		
			OTHER	0	0		
			TOTAL	947,000	869,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	20 0.80 GRG/LOFT 30X	1999	660	47.58	25,100
SHF	A	1.00	30 0.70 SHED 10 X 12		120	13.93	1,200



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/28/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1933	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	869,920		
NET AREA	3,032	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,480		47.05	69,636	CONDITION ELEM	CD		
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,304	1933	231.26	301,566	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	ATU	N	ATTIC UNF	612		40.70	24,908	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,728	1933	254.30	439,437	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	G	WDK	N	WOOD DECK	80		42.24	3,379	BATHS	F		
				INT FINISH	1	PLASTER	1.00	H	OPA	N	OPEN PORCH	216		56.65	12,236	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00						
																		EFF.YR/AGE	1968 / 54
																		COND	36 36%
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$556,700