

Key: 6879

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.574

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHRISTENSON TIMOTHY M & SIMONE P				64-1-8-B				3 EAGLES NEST RD			
3 EAGLES NEST RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				CHRISTENSON TIMOTHY M & MURPHY PETER				09/17/2013	QS	812,500	43612-315
				MURPHY PETER & KATHLEEN				08/01/2002	QS	1 22549-271	
								01/01/1973	XX	3780-719	

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 %
18-148		3	ALTERATIONS	80,000	05/09/2023	JD	100 100
18-148		3	ALTERATIONS	80,000	08/02/2018	JD	100 80
07-405	07/20/2007	3	ALTERATIONS	10,000	07/08/2008	SJ	100 100
		6	CYCL GROWTH				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,950	CLF 1.00	100	1.00	1,320,000	2.18	100	1.00	WV6	3.00	1,119,470

TOTAL	16,950 SF	ZONING	FRNT	158	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,119,500	1,017,700
Inf1	FACTOR 100		BUILDING	459,200	404,300		
Inf2	PHY 100		DETACHED	2,000	1,900		
			OTHER	0	0		
			TOTAL	1,580,700	1,423,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 20 0.80	16X10		160	15.47	2,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/21/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/14/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,208	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	619		46.73	28,926
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	413		65.60	27,093
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,032	1987	205.86	212,446
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,032	1987	187.21	193,197
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	704		38.40	27,034
				INT FINISH	2	DRYWALL	1.00	C	AGR	N	ATT GARAGE	576		42.64	24,563
				HEATING/COOLING	11	HW/COOL AIR	1.04	C	ATF	L	ATTIC FINISH	144	1987	133.01	19,153
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	
								HTB	O	HOT TUB	1		3,449.00	3,449	

TOTAL RCN	553,252	CONDITION ELEM	CD
		EXTERIOR	
		INTERIOR	
		KITCHEN	
		BATHS	
		HEAT	
		ELECT	
		EFF.YR/AGE	2005 / 17
		COND	17 17 %
		FUNC	0
		ECON	0
		DEPR	17 % GD 83
		RCNLD	\$459,200

