

Key: 6893

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.589


LEGALS
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BAILEY FRANCES A S/O NELSON FRANK J & KATHY A 8 LINCOLN AVENUE SCITUATE, MA 02066				64-6-2-0				9 COLLIER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NELSON FRANK J & KATHY A				08/08/2023	QS	1,925,000	58169-135					
BAILEY FRANCES A				02/05/2018	F	1	49474-295					
BAILEY JAMES F & FRANCES				10/03/1986	QS	275,000	7169-49					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,963	CLF	1.00	100	1,760,000	2.18	100	1.00	WF4	4.00	1,492,680

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	%
02-636	10/30/2002	3	ALTERATIONS		03/29/2004	PJB	100	100
01-359	07/12/2001	3	ALTERATIONS		01/23/2004	PJB	100	100
01-176	05/08/2001	4	DEMO				100	100
		3	ALTERATIONS				100	100

DETACHED

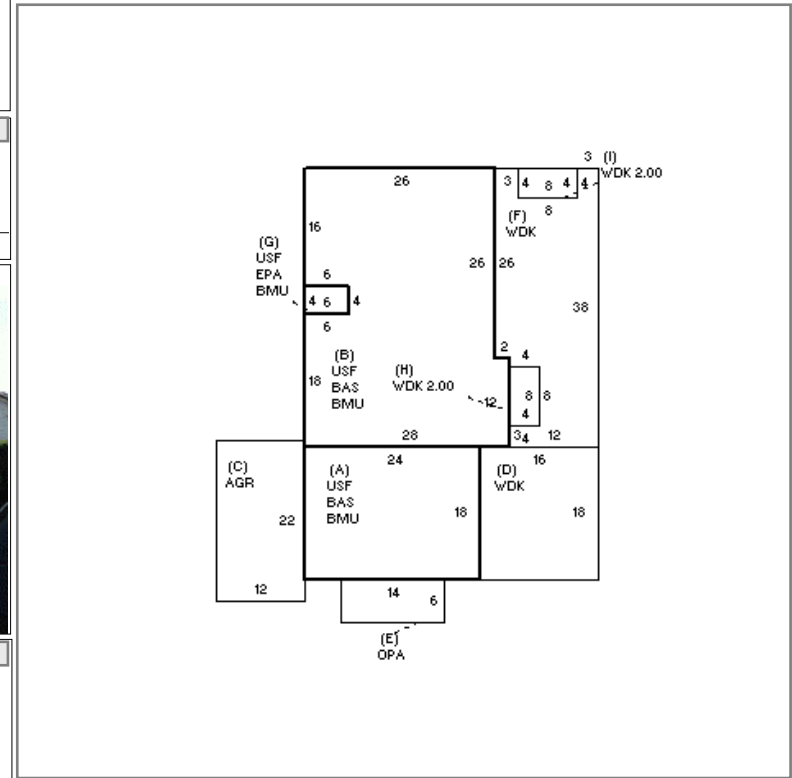
TOTAL	16,963 SF	ZONING		FRNT	72	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE Garage removed FY 2018	LAND	1,492,700	1,357,000			
Inf1	FACTOR 100		BUILDING	441,100	466,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,933,800	1,823,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/20/2017
									



BUILDING	CD	ADJ	DESC	MEASURE	10/5/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/5/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/14/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
---------------	--



BUILDING

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	2,864	DETAIL ADJ	1.212
\$NLA(RCN)	\$266	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,818	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,444		43.03	62,130
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,420	1890	230.71	327,604
ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,444	1890	209.80	302,956
ROOF COVER	2	WOOD SHINGLES	1.01	C	AGR	N	ATT GARAGE	264		53.94	14,239
FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	860		38.40	33,024
INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	84		51.50	4,326
HEATING/COOLING	1	FORCED AIR	1.00	G	EPA	N	ENCLOSED PORCH	24		90.21	2,165
FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	760,501
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	A
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$441,100