**Key: 690**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 629

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| FANTASIA LAURA J<br>404 COUNTRY WAY<br>SCITUATE, MA 02066 | 32-8-14-0 | 404 COUNTRY WAY |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FANTASIA LAURA J | 05/05/2022 | F | 1 | 56774-287 |
| RYAN EDWARD J & | 12/27/2012 | A | 500,000 | 42461-309 |
| RYAN EDWARD P & ANN M | 01/01/1965 | QS | | 3119-464 |

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

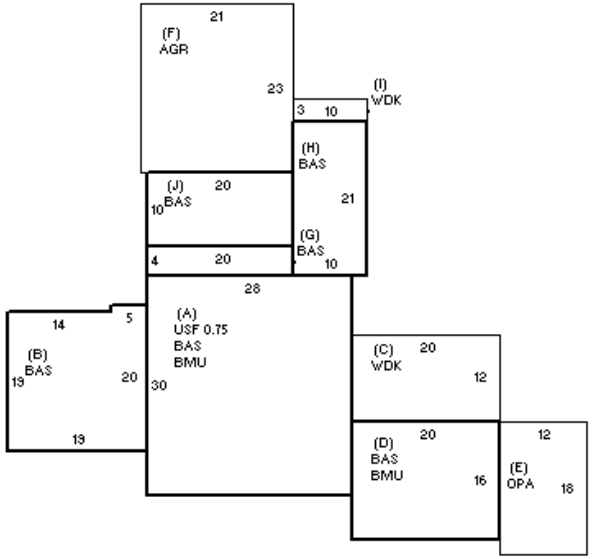
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 17-581 | 09/07/2017 | 2 | ADDITIONS | 60,000 | 04/23/2018 | JD | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 40,000 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | 396,000 | 1.00 | 100 | 1.00 | R02 | 0.90 | | | 363,640 |
| 300 | A | 0.416 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | 17,820 | 1.00 | 100 | 1.00 | R02 | 0.90 | | | 7,410 |

| TOTAL | 1.334 Acres | ZONING | | FRNT | 136 |
|---|---|---|---|---|---|
| Ngh | SCITUATE | NOTE | . . . . | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 371,100 | 356,500 |
| BUILDING | 441,600 | 406,400 |
| DETACHED | 19,700 | 18,700 |
| OTHER | 0 | 0 |
| TOTAL | **832,400** | **781,600** |




## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| SHF | A | 1.00 | 25 | 0.75 | 8 X 10 | | 80 | 15.97 | 1,000 |
| IPV | A | 1.00 | 25 | 0.75 | 39X17 | | 663 | 32.58 | 16,200 |
| PTD | A | 1.00 | 25 | 0.75 | | | 448 | 7.38 | 2,500 |

PHOTO 10/07/2003

## 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 | 4/23/2018 | JD |
| LIST | 4/23/2018 | EST |
| REVIEW | 3/8/2011 | KT |

BLDG COMMENTS

OTHER FIX= SINK & SHOWER

| | | | |
|---|---|---|---|
| YEAR BLT | 1938 | SIZE ADJ | 1.000 |
| NET AREA | 2,646 | DETAIL ADJ | 1.122 |
| $NLA(RCN) | $288 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 9 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 9 | $8,886 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,160 | | 49.83 | 57,803 |
| A | USF | L | UPPER STORY FIN | 630 | 1938 | 216.01 | 136,088 |
| + | BAS | L | BASE AREA | 2,016 | 1938 | 237.53 | 478,870 |
| + | WDK | N | WOOD DECK | 270 | | 42.24 | 11,405 |
| E | OPA | N | OPEN PORCH | 216 | | 56.65 | 12,236 |
| F | AGR | N | ATT GARAGE | 483 | | 48.95 | 23,641 |
| | PTA | N | PATIO | 448 | | 16.39 | 7,343 |
| | F11 | O | FPL 1S 1OP | 2 | | 8,009.10 | 16,018 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 |

| TOTAL RCN | 761,352 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1965 / 57 | | |
|---|---|---|---|
| COND | 42 | 42 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 42 | % GD | 58 |
| RCNLD | $441,600 | | |