

Key: 692

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 631

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FILLION MATTHEW J & MCGARRY HILARY A 392 COUNTRY WAY SCITUATE, MA 02066				32-8-18-0				392 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FILLION MATTHEW J & BEISLER ANDREW & ROHRBACH BENJAMIN H &				12/09/2020	QS	580,000	53973-141				
				11/09/2018	QS	510,000	50504-19				
				07/01/2013	QS	352,000	43289-230				

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	%
13-446	07/17/2013	3	ALTERATIONS	45,000	09/23/2014	RJM	100	100
98-48	02/26/1998	3	ALTERATIONS				100	100
95-437	07/01/1995	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,900	SC	1.00	1.00	396,000	1.10	1.00	R02	0.90		359,000

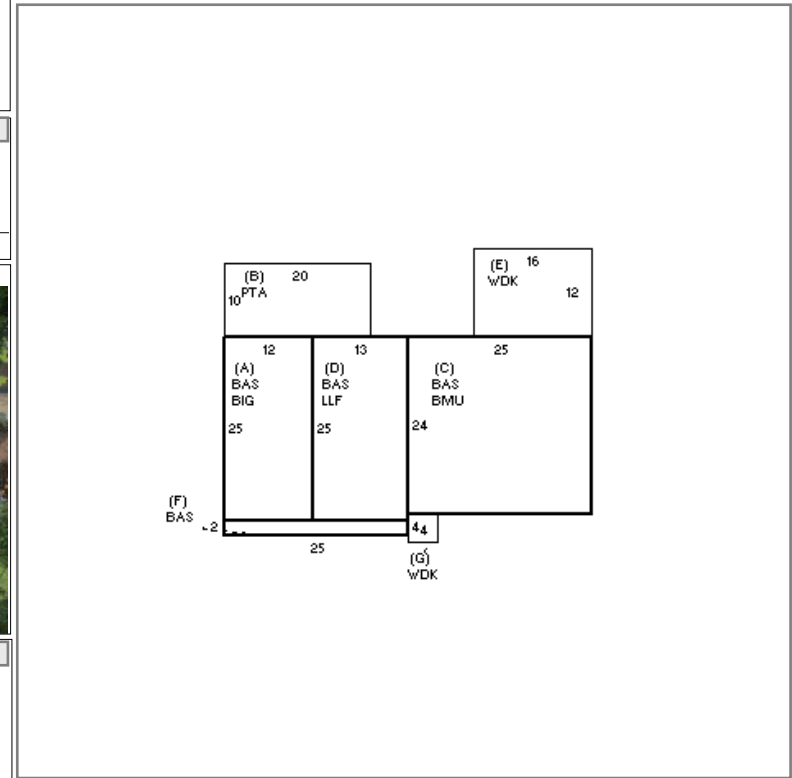
TOTAL	35,900 SF	ZONING	FRNT	133	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	359,000	344,500
Inf1	FACTOR 100		BUILDING	292,200	260,000		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
					TOTAL	652,100	605,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 SHED 8 X 8		64	17.03	900



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2021	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	9/9/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,909		
NET AREA	1,600	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	300		52.49	15,748	CONDITION ELEM	CD		
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	PTA	N	PATIO	200		14.90	2,980	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	600		56.12	33,672	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	LLF	L	LOWER LEVEL FIN	325	1961	148.31	48,200	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	+ WDK	N	WOOD DECK	208		38.40	7,987	BATHS	G			
				INT FINISH	2	DRYWALL	1.00	+ BAS	L	BASE AREA	1,275	1961	215.02	274,145	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 10P	1		7,281.00	7,281	ELECT	A			
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1984 / 38
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$292,200