Key: **693**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 632

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **CUTTING TRACY M & ROBERT R**<br>**389 COUNTRY WAY**<br>**SCITUATE, MA 02066** | **37-4-26-0** | **389 COUNTRY WAY** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CUTTING TRACY M & ROBERT | 11/27/1991 | QS | 142,000 | 10610-130 |
| ARGUS HELEN L & FRANK P | 04/12/1990 | XX | | 9697-260 |
| FLAHERTY MICHAEL J | 01/01/1962 | XX | | 2858-245 |

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

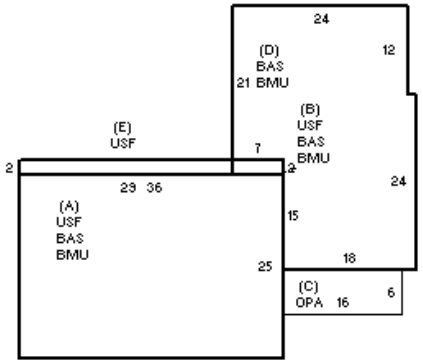
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 13-001 | 07/29/2013 | 3 | ALTERATIONS | 2,000 | 07/29/2013 | SJ | 100 | 100 |
| | | 2 | ADDITIONS | | 08/06/2010 | SJ | 100 | 100 |
| | | 2 | ADDITIONS | | 06/30/2008 | SJ | 100 | 100 |
| 99-136 | 04/13/1999 | 2 | ADDITIONS | | | | 100 | 100 |
| | | 2 | ADDITIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 22,346 | SC 1.00 | 100 1.00 | 100 1.00 | 396,000 | 1.69 | 100 1.00 | R02 0.90 | | | 342,990 |

| TOTAL | 22,346 SF | ZONING | | FRNT | 123 |
|---|---|---|---|---|---|
| Ngh | SCITUATE | NOTE | IN M32. . . . | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 343,000 | 329,100 |
| BUILDING | 455,500 | 427,800 |
| DETACHED | 1,100 | 1,000 |
| OTHER | 0 | 0 |
| TOTAL | **799,600** | **757,900** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| S/V | A 1.00 | SV 1.00 | SHED | | 1,000 | 1.10 | 1,100 |

PHOTO 10/01/2003

BLDG COMMENTS

FY12 FR-G TO AVE

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 7/29/2013 | |
| LIST | 7/29/2013 | |
| REVIEW | 3/8/2011 | KT |

| | | | |
|---|---|---|---|
| YEAR BLT | 1955 | SIZE ADJ | 1.000 |
| NET AREA | 2,669 | DETAIL ADJ | 1.030 |
| $NLA(RCN) | $228 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $4,944 |
| # 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 | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,697 | | 41.64 | 70,658 |
| + | BAS | L | BASE AREA | 1,697 | 1955 | 198.02 | 336,035 |
| C | OPA | N | OPEN PORCH | 96 | | 51.50 | 4,944 |
| + | USF | L | UPPER STORY FIN | 972 | 1955 | 180.08 | 175,033 |
| | BMG | O | BSMT GARAGE | 3 | | 2,490.67 | 7,472 |
| | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 |

TOTAL RCN 607,325

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

EFF.YR/AGE 1990 / 32

| | | | |
|---|---|---|---|
| COND | 25 | 25 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 25 | % GD | 75 |

RCNLD $455,500