

Key: 7016

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.707

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SADOWSKI ANDRZEJ 76 COLLIER RD SCITUATE, MA 02066				64-9-7-0				76 COLLIER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SADOWSKI ANDRZEJ				08/15/2014	O	672,750	44644-102					
BALDWIN DAVID C				08/21/2001	F		20397-190					
BALDWIN FREDERICK				07/01/1999	QS	349,000	17632-95					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	CLF 1.00	100	1.00	1,320,000	6.92	100	1.00	WV6	3.00	1,048,390

LAND

TOTAL	5,000 SF	ZONING	FRNT	73	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,048,400	953,100
Inf1	FACTOR 100		LAND	595,400	529,500		
Inf2	PHY 100		OTHER	0	0		
					TOTAL	1,643,800	1,482,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/24/2015	SJ
MODEL	1		RESIDENTIAL	LIST	8/24/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/11/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	2,549	DETAIL ADJ	1.224
\$NLA(RCN)	\$292	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	\$6,463	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,047		51.22	53,626
A	USF	L	UPPER STORY FIN	1,047	1940	236.94	248,076
+	BAS	L	BASE AREA	1,502	1940	260.55	391,343
D	OPA	N	OPEN PORCH	228		56.65	12,916
+	WDK	N	WOOD DECK	549		42.24	23,190
	FPL	O	FIREPLACE	1		8,594.30	8,594
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	744,208
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$595,400

