**Key: 7018**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,709

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HEALEY EMMETT J & JOAN M TRS<br>59 MOORLAND RD<br>SCITUATE, MA 02066 | 64-9-5-0 | 59 MOORLAND RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HEALEY EMMETT J & JOAN M | 07/27/2018 | F | 1 | 50093-164 |
| HEALEY EMMETT J & JOAN M | 01/06/1998 | QS | 265,000 | 15787-134 |
| VACHA THOMAS & MARGERY E | 01/01/1971 | XX | | 3613-227 |

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

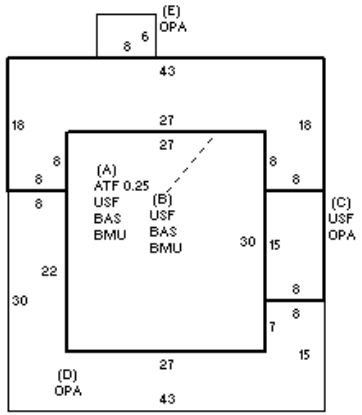
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 7 | OTHERS | | 09/07/2023 | JD | 100 | 100 |
| 19-359 | 05/16/2019 | 3 | ALTERATIONS | 25,000 | 08/29/2019 | JD | 100 | 100 |
| 99-204 | 05/11/1999 | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 12,673 | CLF 1.00 | 100 1.00 | 100 1.00 | 990,000 | 2.86 | 100 1.00 | WV5 2.25 | | | 823,800 |

| TOTAL | 12,673 SF | ZONING | | FRNT | 204 |
|---|---|---|---|---|---|
| Ngh | CLIFFS | NOTE | C/W 6 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 823,800 | 765,600 |
| BUILDING | 749,300 | 599,200 |
| DETACHED | 9,900 | 9,400 |
| OTHER | 0 | 0 |
| TOTAL | **1,583,000** | **1,374,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 50 0.50 | | | 400 | 49.28 | 9,900 |

PHOTO 08/29/2019

BLDG COMMENTS
2 Extra Sinks
MLS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] |
| QUALITY | G | 1.20 | GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 10/27/2010 | PL |
|---|---|---|
| LIST | 8/29/2019 | JD |
| REVIEW | 9/7/2023 | JD |

| YEAR BLT | 1902 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 3,059 | DETAIL ADJ | 1.200 |
| $NLA(RCN) | $299 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 9 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 10 | $11,520 |
| # 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 | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,368 | | 52.24 | 71,461 |
| + | BAS | L | BASE AREA | 1,368 | 1902 | 271.68 | 371,657 |
| + | USF | L | UPPER STORY FIN | 1,488 | 1902 | 247.06 | 367,630 |
| A | ATF | L | ATTIC FINISH | 203 | 1902 | 175.54 | 35,634 |
| + | OPA | N | OPEN PORCH | 744 | | 61.80 | 45,979 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,886.80 | 9,887 |

| TOTAL RCN | 913,768 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2004 / 18 | |
|---|---|---|
| COND | 17 | 17 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 18 | % GD 82 |
| RCNLD | | $749,300 |