

Key: 743

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 681

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LECLAIR BRUCE R & DEBORAH Q 289 COUNTRY WAY SCITUATE, MA 02066				43-1-15-A				289 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LECLAIR BRUCE R & DEBORAH				11/19/2010	QS	425,000	39290-331				
CHISHOLM JOHN E III & DON				08/17/2005	QS	475,000	31158-312				
WADDELL MARION R				01/01/1974	QS	3861-627					

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	%
13-93-278	08/09/2013	3	ALTERATIONS	3,679	09/24/2014	RJM	100	100
91-482	05/24/1993	3	ALTERATIONS				100	100
	09/19/1991	3	ALTERATIONS				100	100
		7	OTHERS				100	100

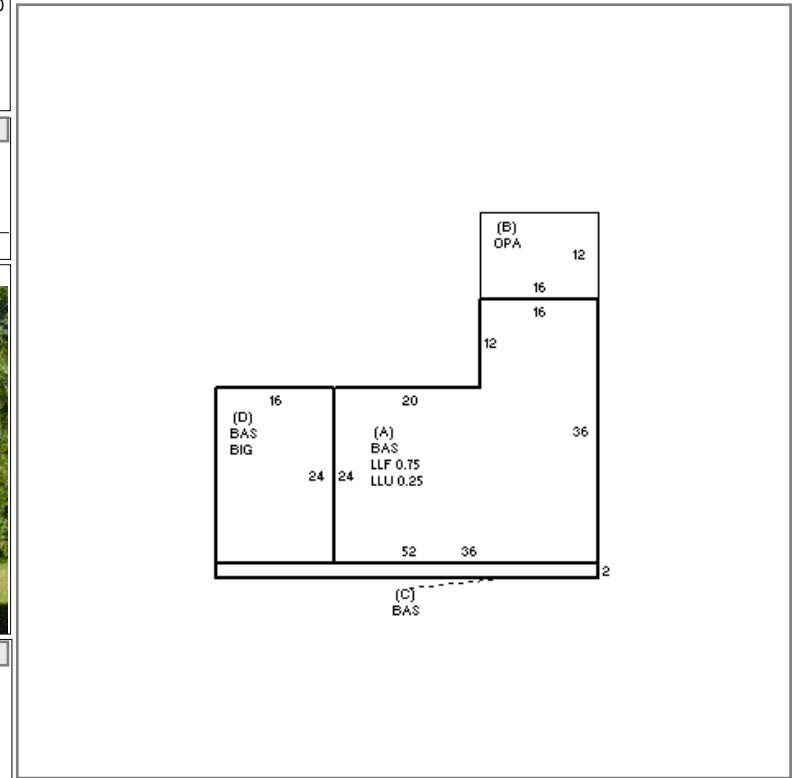
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	0.082	SC 1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	1,460

TOTAL	43,560 SF	ZONING	FRNT	128	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	365,100	350,400
Infl1	FACTOR 100		BUILDING	363,500	323,700		
Infl2	PHY 100		DETACHED	300	300		
			OTHER	0	0		
			TOTAL	728,900	674,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		300	1.10	300



BLDG COMMENTS
SALES REVIEW



BUILDING	CD	ADJ	DESC	MEASURE	9/24/2014	RJM
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/26/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,336	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	264		58.24	15,375
\$NLA(RCN)	\$205	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	792	1974	138.36	109,583
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	192		51.50	9,888
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,544	1974	200.60	309,722
				FLOOR COVER	99	N/A	1.00	D	BIG	N	BUILT-IN GARAGE	384		49.35	18,950
				INT FINISH	99	N/A	1.00	F11	O	O	FPL 1S 10P	1		7,281.00	7,281
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	478,287	CONDITION ELEM	CD
		EXTERIOR	
		INTERIOR	
		KITCHEN	
		BATHS	
		HEAT	
		ELECT	
EFF.YR/AGE		1992 / 30	
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD	\$363,500		