

Key: 763

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 701

LEGALS

LAND

DETACHED

BUILDING

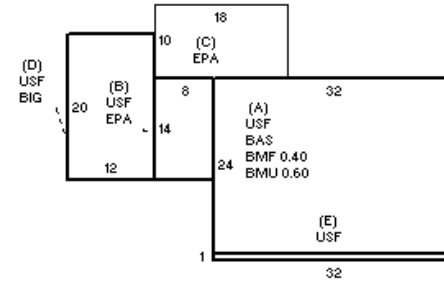
CURRENT OWNER				PARCEL ID				LOCATION			
SWANNER ROY S & BARBARA B TRS S/O SWANNER MATTHEW & MEREDITH 59 UTILITY RD SCITUATE, MA 02066				32-2-2-0				59 UTILITY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SWANNER MATTHEW & MEREDITH				05/03/2023	A	550,000	57878-273				
SWANNER ROY S & BARBARA B				08/30/2007	F	1	35019-317				
SWANNER ROY S & BARBARA				01/01/1972	QS		3655-26				

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	%
23-0517	06/15/2023	2	ADDITIONS	314,000				0
96-75	03/01/1996	3	ALTERATIONS					100
		6	CYCL GROWTH					100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,022	SC 1.00	100	1.00	396,000	2.60	100	1.00	R03	0.90	331,590

TOTAL	14,022 SF	ZONING	FRNT	318	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	331,600	318,200
Infl1	FACTOR 100		BUILDING	327,100	307,400		
Infl2	PHY 100		DETACHED	300	300		
			OTHER	0	0		
TOTAL						659,000	625,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1990	300	1.10	300



BUILDING	CD	ADJ	DESC	MEASURE	4/24/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/9/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-G TO AVE

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	474,022
NET AREA	1,920	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	461		51.24	23,620	CONDITION ELEM CD	
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	307		71.93	22,081	EXTERIOR	
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1954	207.06	159,022	INTERIOR	
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	292		90.20	26,338	KITCHEN	
ROOMS	7		1.00	FLOOR COVER	99	N/A	1.00	D	BIG	N	BUILT-IN GARAGE	240		57.17	13,721	BATHS	
BEDROOMS	4		1.00	INT FINISH	99	N/A	1.00	+	USF	L	UPPER STORY FIN	1,152	1954	188.30	216,921	HEAT	
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00									EFF.YR/AGE 1972 / 50	
TOT FIXTURES	5		\$4,080													COND 31 31 %	
# UNITS	1		1.00													FUNC 0	
																ECON 0	
																DEPR 31 % GD 69	
																RCNLD \$327,100	