Key: 7662

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,334

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CURLEY JAMES G & JEAN A 89 UPTON DRIVE WEST QUINCY, MA 02169	73-3-14-0	40 OCEAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CURLEY JAMES G & JEAN A	01/13/1995	P	235,000	(87536)
HUGHES WILLIAM F JR & KAT	06/22/1982	QS	81,500	(C00066333)
MARCANTHONY RUTH E AND BE	01/01/1979	XX		(C00059936)

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

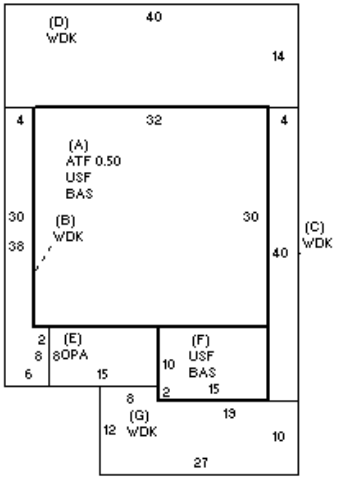
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-195	04/10/2017	3	ALTERATIONS	30,000	08/24/2017	SJ	100	100
97-288	06/01/1997	4	DEMO				100	100
97-288	06/01/1997	1	NEW CONST				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,468	HUM 1.00	100 1.00	100 1.00	748,000	6.35	100 1.00	WF7 1.70			596,370

TOTAL	5,489 SF	ZONING		FRNT	52
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	596,400	510,300
BUILDING	502,300	472,900
DETACHED	0	0
OTHER	0	0
TOTAL	**1,098,700**	**983,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/22/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/26/2010	PL
LIST	4/26/2010	EST
REVIEW	3/7/2011	ER

BLDG COMMENTS

FY12 FR- CONV TO COLONIAL
EX TO AVG

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,700	DETAIL ADJ	0.999
$NLA(RCN)	$233	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,673
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,110	1998	229.96	255,259
+	USF	L	UPPER STORY FIN	1,110	1998	209.13	232,132
A	ATF	L	ATTIC FINISH	480	1998	148.58	71,320
+	WDK	N	WOOD DECK	1,174		46.08	54,098
E	OPA	N	OPEN PORCH	120		61.80	7,416

TOTAL RCN	627,898
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2002 / 20		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$502,300