

Key: 777

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 715

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KATZ PHILIP H TR & DUNCAN LINDA D TR 5006 PLYMOUTH COURT NEW BERN, NC 28560				32-6-9-0				403 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KATZ PHILIP H TR & INFUSINO NICHOLAS & BARCLAY ADAN J & RACHEL M				09/03/2021	QS	534,000	55604-72				
				01/22/2016	QS	379,000	46517-305				
				03/31/2010	V	350,000	38379-180				

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	%
22-0098	01/26/2022	3	ALTERATIONS	11,714	06/29/2022	JD	100	100
05-729	11/02/2005	3	ALTERATIONS	17,500	06/27/2006	SJ	100	100
91-887	12/13/1991	3	ALTERATIONS				100	100

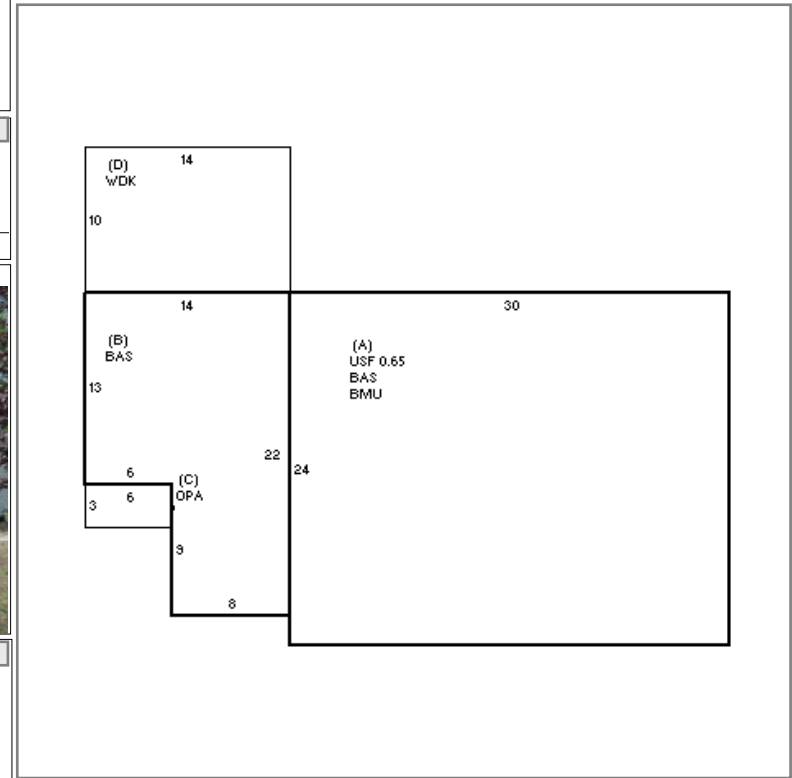
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,900	SC	1.00	100	1.00	100	1.00	R02	0.90		350,980

TOTAL	28,900 SF		ZONING	FRNT	141	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE			LAND	351,000	336,800
Inf1	FACTOR 100			BUILDING	274,100	243,900		
Inf2	PHY 100			DETACHED	1,200	1,100		
				OTHER	0	0		
					TOTAL	626,300	581,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		120	13.93	1,200



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/29/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/18/2020	JD
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	MLS		



YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,442	DETAIL ADJ	1.100
\$NLA(RCN)	\$264	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.65	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,400
# 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	24	COMB	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
A	BMU	N	BSMT UNFINISHED	720		52.37	37,708
A	USF	L	UPPER STORY FIN	468	1949	215.93	101,056
+	BAS	L	BASE AREA	974	1949	237.45	231,272
C	OPA	N	OPEN PORCH	18		51.50	927
D	WDK	N	WOOD DECK	140		38.40	5,376

TOTAL RCN	380,739
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$274,100