

Key: 783

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 721

LEGAL

LAND

DETACHED

BUILDING

INDING

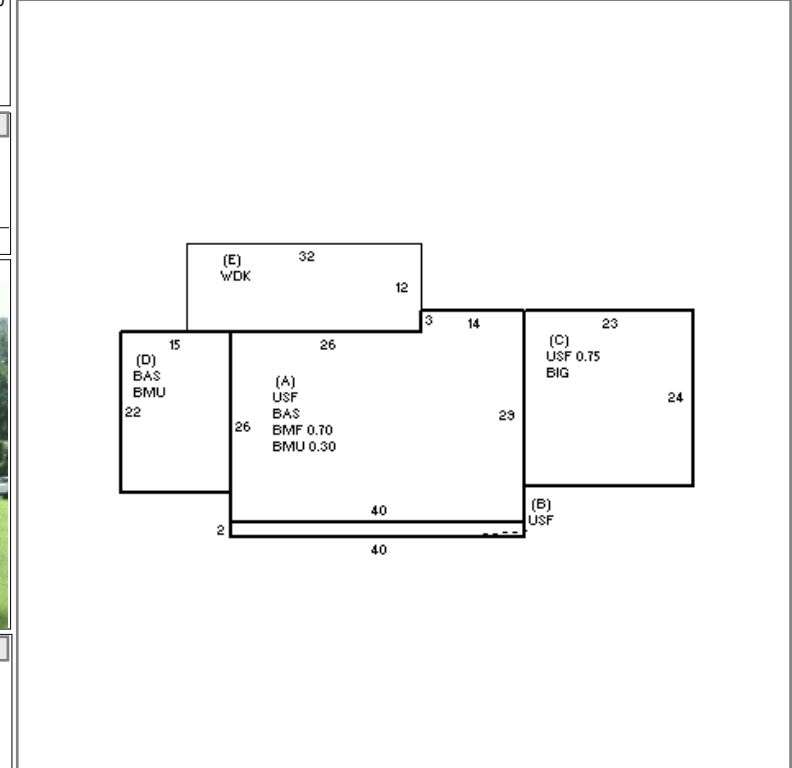
CURRENT OWNER		PARCEL ID		LOCATION		
HOAR MICHAEL & ALLYSON 71 WILLIAMSBURG LN SCITUATE, MA 02066		37-7-1-0		71 WILLIAMSBURG LN		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
HOAR MICHAEL & ALLYSON		07/27/2020	QS	892,000	53130-291	
SPENCE RICHARD & JEANNE M		06/04/2003	F		25339-84	
PERCY-DONGARA JEANNE M		11/06/1992	H	1	11402-126	

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		09/27/2020	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 SC	1.00	100	1.00	484,000	1.00	100	1.00	R05	1.10	444,440
300	A	0.010 SC	1.00	100	1.00	21,780	1.00	100	1.00	R05	1.10	220

TOTAL	40,467 SF	ZONING	FRNT	370	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	444,700	404,300
Inf1	FACTOR 100		BUILDING	645,500	599,000		
Inf2	PHY 100		DETACHED	1,700	1,600		
			OTHER	0	0		
			TOTAL	1,091,900	1,004,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	16 X 12		192	12.38	1,700



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/27/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	2,988	DETAIL ADJ	1.040
\$NLA(RCN)	\$254	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	10	\$9,152	
# 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	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	655		47.56	31,152
A	BMF	N	BSMT FINISH-SEP	757		66.77	50,542
+	BAS	L	BASE AREA	1,412	1989	216.56	305,779
+	USF	L	UPPER STORY FIN	1,576	1989	196.94	310,371
C	BIG	N	BUILT-IN GARAGE	552		49.24	27,180
E	WDK	N	WOOD DECK	384		42.24	16,221
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	759,459
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$645,500