

Key: 792

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 729

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ADAMS CHRISTOPHER S & SUSANNAH 449 COUNTRY WAY SCITUATE, MA 02066				32-7-10-0				449 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ADAMS CHRISTOPHER S & SUS				11/05/2007	QS	600,000	(111271)				
HENDERSON DANIEL J JR & K				09/27/1996	QS	330,000	(C90308)				
WATT ANDREW R AND TRACEY				06/17/1993	QS	310,000	(C00084761)				

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 %
10-163	03/30/2023	7	OTHERS		03/30/2023	JD	100 100
04-98	05/03/2010	3	ALTERATIONS	1,700	08/03/2010	SJ	100 100
97-382	02/27/2004	3	ALTERATIONS	6,000	08/02/2004	SJ	100 100
90-352	07/03/1997	3	ALTERATIONS				100 100
	06/21/1990	3	ALTERATIONS				100 100

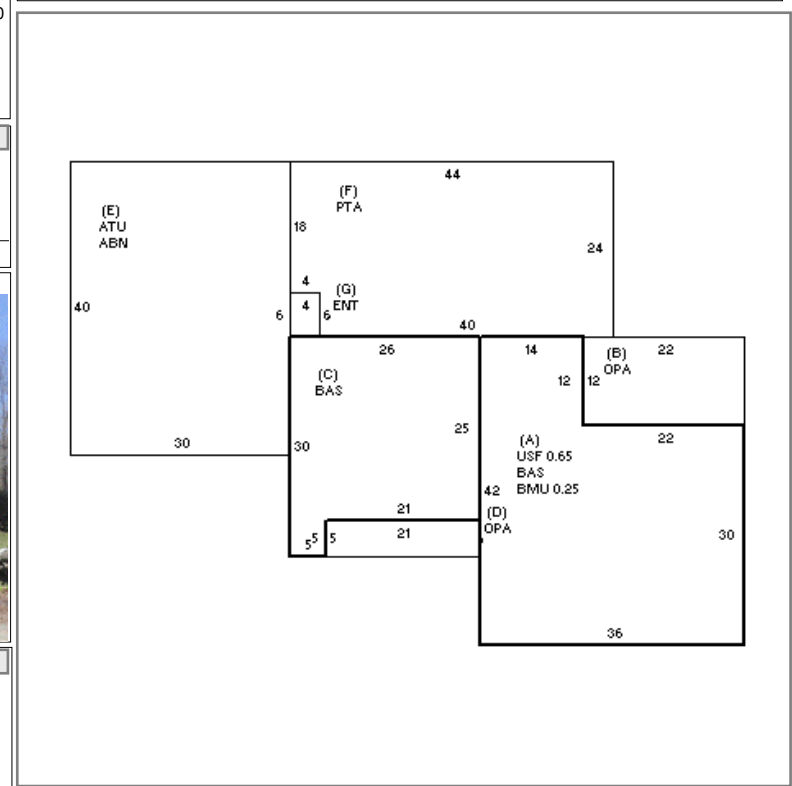
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	R02	0.90		363,640
300	A	0.832	SC	1.00	100	1.00	100	1.00	R02	0.90		14,830

TOTAL	1.750 Acres		ZONING	FRNT	210		ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE			LAND	378,500	364,000	
Inf1	FACTOR 100			BUILDING	443,000	284,700			
Inf2	PHY 100			DETACHED	17,200	13,200			
				OTHER	0	0			
				TOTAL	838,700	661,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30 0.70 36X18	1998	648	35.36	16,000
SHF	A	1.00	40 0.60 16X10		160	12.89	1,200



BLDG COMMENTS
OTHER FIX=SINK



BUILDING	CD	ADJ	DESC	MEASURE	3/30/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/30/2023	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/9/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1790	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,734	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	312		63.15	19,703
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	811	1790	204.40	165,770
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	369		51.50	19,004
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,923	1790	224.77	432,227
				FLOOR COVER	12	COMB	1.00	E	ABN	N	ATT BARN	1,200		32.70	39,240
				INT FINISH	1	PLASTER	1.00	E	ATU	N	ATTIC UNF	1,200		37.00	44,400
				HEATING/COOLING	2	HOT WATER	1.02	F	PTA	N	PATIO	1,032		14.90	15,377
				FUEL SOURCE	1	OIL	1.00	G	ENT	N	ENCLOSED ENTRY	24		97.71	2,345
								F24	O	FPL	2S	4OP	1	18,585.00	18,585
								ODS	O	OUT	DOOR	SHOWER	1	1,574.00	1,574

TOTAL RCN	763,855	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	F	
KITCHEN	F	
BATHS	F	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1965 / 57	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD	\$443,000	