Key: 793

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 730

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DAVIS NADIA & DAVIS-FARDELMANN CHRIS L 101 WILLIAMSBURG LN SCITUATE, MA 02066	37-7-5-0	101 WILLIAMSBURG LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DAVIS NADIA &	05/01/2020	QS	665,780	(130128)
BARBARY GRACE JOANNE TR	01/17/2013	F	100	(118547)
CROWLEY JOSEPH F & GRACE	01/01/1979	F		(61028)

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

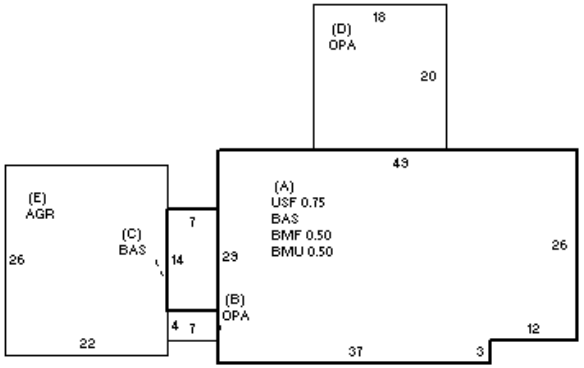
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
92-225	03/27/1992	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	484,000	1.00	100	1.00	R05	1.10			444,440
300	A	0.023	SC	1.00	100	1.00	100	1.00	21,780	1.00	100	1.00	R05	1.10			500

TOTAL	40,990 SF	ZONING		FRNT	426
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	444,900	404,500
BUILDING	482,400	429,200
DETACHED	0	0
OTHER	0	0
TOTAL	**927,300**	**833,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/16/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/16/2020	JD
LIST	1/16/2020	JD
REVIEW	9/21/2020	JD

BLDG COMMENTS

OTHER FIX=SINK
mls

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	2,522	DETAIL ADJ	1.122
$NLA(RCN)	$290	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$8,886
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	693		47.75	33,088
A	BMF	N	BSMT FINISH-SEP	693		67.03	46,449
A	USF	L	UPPER STORY FIN	1,039	1965	217.67	226,158
+	OPA	N	OPEN PORCH	388		56.65	21,980
+	BAS	L	BASE AREA	1,483	1965	239.36	354,965
E	AGR	N	ATT GARAGE	572		47.01	26,887
	F22	O	FPL 2S 2OP	1		12,435.50	12,436
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	730,848

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1970 / 52		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD			$482,400