

Key: 799

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 735

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MERRITT BRADFORD A TR 493 COUNTRY WAY SCITUATE, MA 02066				32-7-14-0				475 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MERRITT BRADFORD A TR				01/03/2020	F	100	52184-239				
MERRITT BRADFORD A				01/13/2017	F	1	48004-331				
MERRITT BRADFORD A				04/03/1979	QS		4635-438				

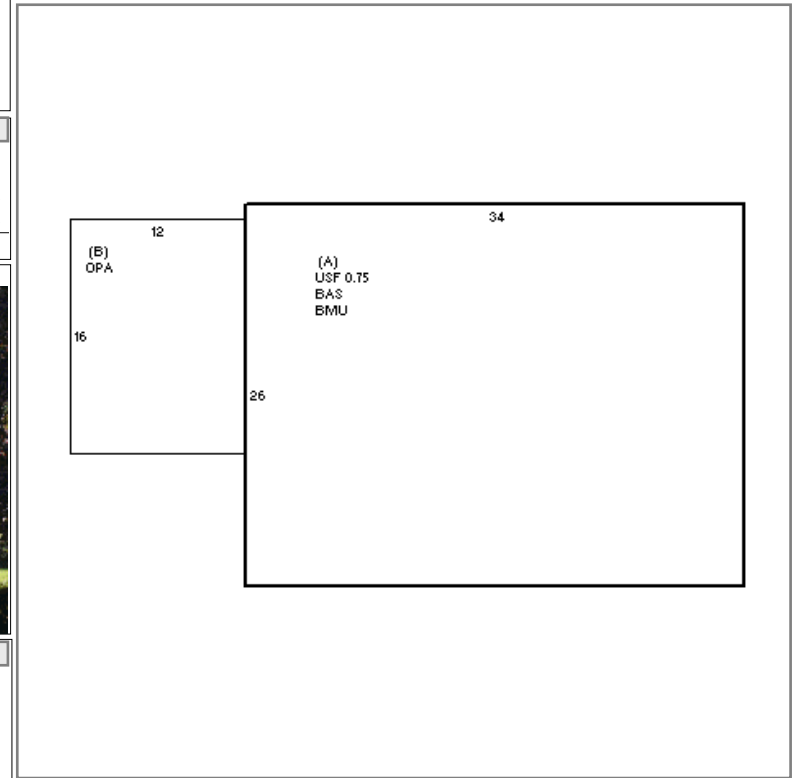
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS-19-06		5	SPLIT/SUB/LA				100	100
SS-20-01		5	SPLIT/SUB/LA				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,976	SC	1.00	100	1.00	100	1.00	R02	0.90		349,880

TOTAL	27,976 SF	ZONING	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	TRANSFERRED PARCEL D CONTAINING 3,540 SF FROM 32-7-13-A		LAND	349,900	335,700
Inf1	FACTOR 100		BUILDING	202,600	188,300		
Inf2	PHY 100		DETACHED	9,900	9,400		
			OTHER	0	0		
					TOTAL	562,400	533,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 GARAGE		400	49.28	9,900

PHOTO 10/02/2003



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,547	DETAIL ADJ	1.122
\$NLA(RCN)	\$298	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		53.81	47,570
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	884	1940	262.25	231,829
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1940	238.49	158,118
ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	192		56.65	10,877
FLOOR COVER	99	N/A	1.00	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063
INT FINISH	99	N/A	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	460,419
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$202,600