

Key: 8011

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.684

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MDB REALTY LLC 42 COUNTRY WAY SCITUATE, MA 02066				53-5-6-0				40-42 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MDB REALTY LLC				01/03/2020	V	2,900,000	(129681)				
REYNOLDS CHARLES F TR				03/31/1994	QS	335,000	(86124)				
BURNEY DORIS				01/01/1974	XX		(L00051672)				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0130	63	MULTI-USE RES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-321	04/13/2023	3	ALTERATIONS	66,000	08/03/2023	JD	100 100
14-114	03/31/2014	3	ALTERATIONS	100,000	07/01/2014	ROM	100 100
13-774	11/19/2013	3	ALTERATIONS	8,000	07/01/2014	ROM	100 100
03-659	10/24/2003	3	ALTERATIONS	315,000	09/24/2004	SJ	100 100
		3	ALTERATIONS				100 100

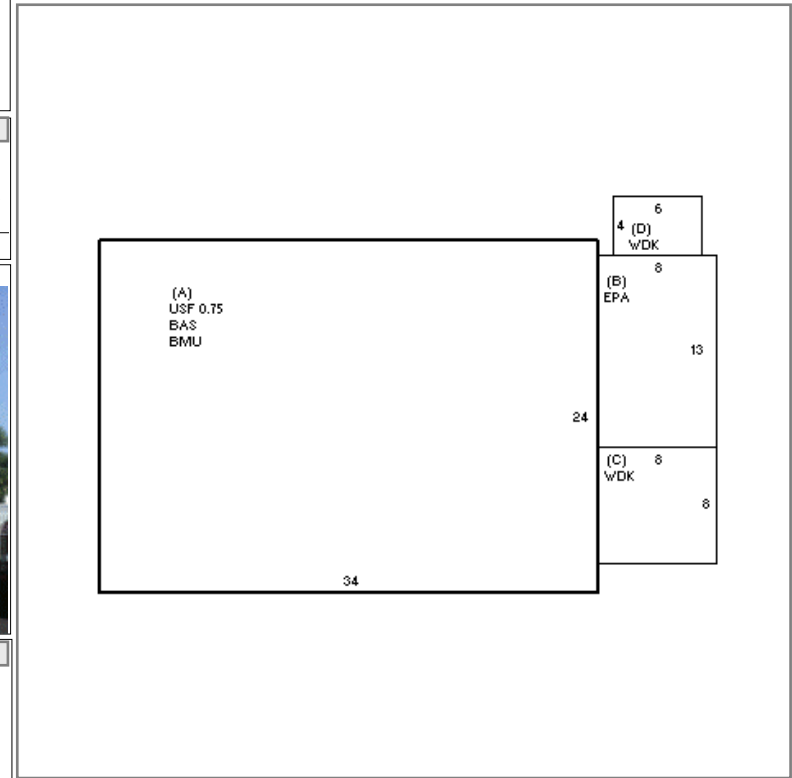
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	50,094	C03 1.00	100	1.00	301,425	1.00	100	1.00	C03	0.75	346,640

TOTAL	1.150 Acres	ZONING		FRNT	225	ASSESSED	CURRENT	PREVIOUS
Ngh	3	NOTE	LAND	346,600	331,700			
Inf1	FACTOR 100		BUILDING	300,700	231,300			
Inf2	PHY 100		DETACHED	7,000	4,100			
			OTHER	593,700	567,200			
			TOTAL	1,248,000	1,134,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		2,000	3.40	3,400
SHF	A	1.00	50 0.50 12X12		144	13.23	1,000
PTD	+	1.10	10 0.90 12X28		336	8.51	2,600



BLDG COMMENTS
SINGLE FAMILY LOCATED BEHIND LIQUOR STORE AT 7 DREW PLACE



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	PJK
MODEL	1		RESIDENTIAL	LIST	1/21/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/3/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,428	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	816	1953	237.91	194,134
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1953	216.35	132,408
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	104		90.20	9,381
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	88		38.40	3,379
				INT FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00	
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	385,531
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$300,700

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0130	63	MULTI-USE RES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %


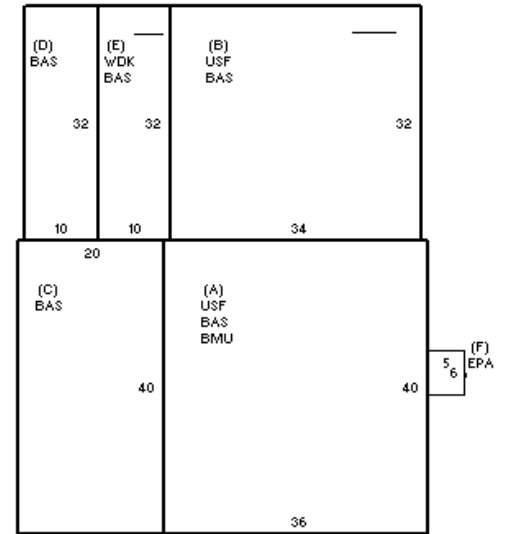
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	593,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/01/2014

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	PJK
MODEL	5		CIM-5	LIST	1/21/2022	EST
STYLE	13	0.72	APARTMENTS [39%]	REVIEW	3/21/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1926	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,496	DETAIL ADJ	0.693	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,440		28.00	40,320
\$NLA(RCN)	\$111	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	1,440	1926	103.99	149,752
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,408	2005	103.99	146,424
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	USF	L	UP-STRY FIN	1,088	2005	103.99	113,146
				FLOOR COVER	4	TILE	0.98	+	BAS	L	BASE AREA	2,240	1926	103.99	232,947
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	320	1926	103.99	33,278
				HEATING/COOL	9	WARM/COOL AIR	1.00	E	WDK	N	WOOD DECK	320		22.00	7,040
				FUEL SOURCE	2	GAS	1.00	F	EPA	N	ENCL PORCH	30		37.00	1,110

TOTAL RCN	724,017
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2004 / 18
COND	18 18%
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$593,700