

Key: 8096

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.795

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
FERRIE AMY MOSHOLDER TR & JOHN E TR				8-5-7-B				36 GRASSHOPPER LN				
36 GRASSHOPPER LN SCITUATE, MA 02066				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)			
				FERRIE AMY MOSHOLDER TR & FERRIE JOHN & WEBBER AMY		09/03/2020	F	1	53376-171			
				WEBBER AMY, MOSHOLDER		07/28/2008	F	36214-117				
						09/21/2007	O	900,000	35105-31			
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,721	MB 1.00	100	1.00	1,100,000	1.99	100	1.00	R07	2.50	939,600

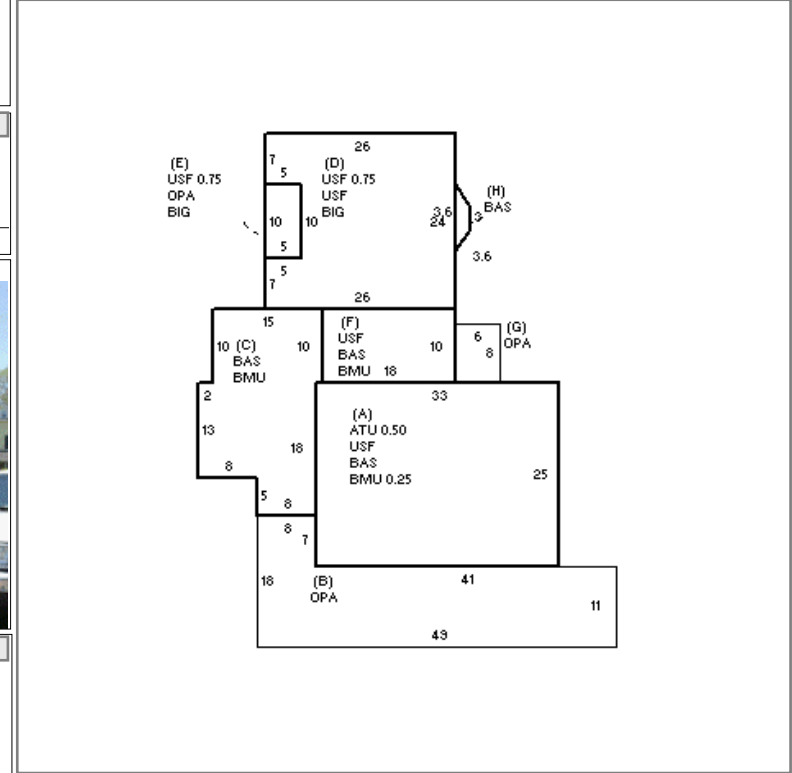
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS20-05	12/31/2018	5	SPLIT/SUB/LA					
		3	ALTERATIONS		06/18/2012	SJ	100	100
		3	ALTERATIONS		05/25/2011	SJ	100	70
		7	OTHERS		05/07/2009	SJ	100	100
89-600	10/01/1989	3	ALTERATIONS					

LAND

TOTAL	18,721 SF	ZONING	FRNT	91	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N master deed 07/08 condo's fy 2010 36 Grasshopper Lane O Condo . PARTIAL OCEAN VIEW. master deed removed T 6/18 for fy 2020 c/w 8-5-7-C fy2020 E	LAND	939,600	854,200		
Infl1	FACTOR 100		BUILDING	1,292,800	1,086,800		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	136,400	121,300		
			<b>TOTAL</b>	<b>2,369,000</b>	<b>2,062,500</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/18/2012	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/9/2019	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,615,986
NET AREA	3,462	DETAIL ADJ	1.236	FOUNDATION	3	CONT WALL	1.00	+	BMU	N	BSMT UNFINISHED	784		91.54	71,770		
\$NLA(RCN)	\$467	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,047	1920	376.17	770,015		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	413		66.60	27,506		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	693		92.70	64,242		
				FLOOR COVER	12	COMB	1.00	+	BIG	N	BUILT-IN GARAGE	624		93.21	58,162		
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,415	1920	413.65	585,311		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		FPL	O	FIREPLACE	1		14,063.40	14,063		
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT	U
																ELECT	U
																EFF.YR/AGE	2002 / 20
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$1,292,800

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
FERRIE AMY MOSHOLDER TR & JOHN E TR		8-5-7-B	36 GRASSHOPPER LN			
36 GRASSHOPPER LN SCITUATE, MA 02066		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

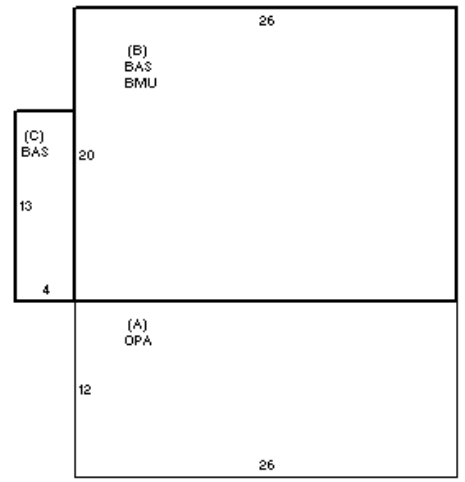
LAND

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	136,400	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2019	JD
MODEL	1		RESIDENTIAL	LIST	4/9/2019	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	192.060	
NET AREA	572	DETAIL ADJ	0.850	FOUNDATION	3	CONT WALL	1.00	A	OPA	N	OPEN PORCH	312		51.50	16,068	CONDITION ELEM	CD	
\$NLA(RCN)	\$336	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	520		59.57	30,977	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	572	1975	249.96	142,975	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00										KITCHEN	A	
ROOMS	4	1.00	FLOOR COVER	1	HARDWOOD	1.00										BATHS	A	
BEDROOMS	2	1.00	INT FINISH	2	DRYWALL	1.00										HEAT	A	
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00										ELECT	A	
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00										EFF.YR/AGE 1975 / 47		
TOT FIXTURES	3	\$2,040																
# UNITS	1	1.00																
																COND	29	29 %
																FUNC	0	
																ECON	0	
																DEPR	29	% GD 71
																RCNLD	\$136,400	