

Key: 817

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 750

LEGAL

LAND

DETACHED

BUILDING

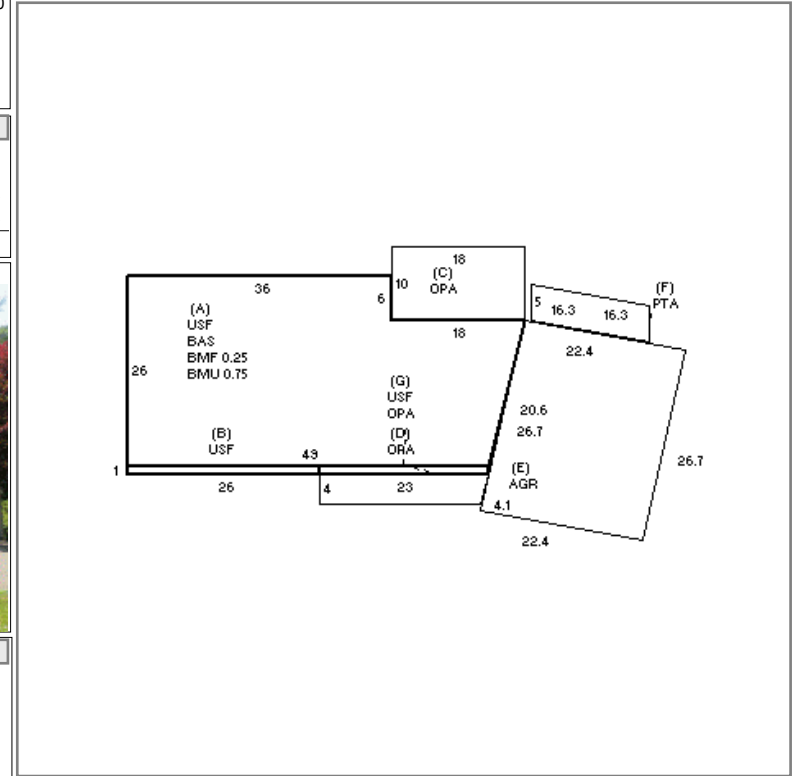
CURRENT OWNER			PARCEL ID			LOCATION		
FORSSELL LAURA S & BENJAMIN W 92 WILLIAMSBURG LN SCITUATE, MA 02066			37-6-5-0			92 WILLIAMSBURG LN		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
FORSSELL LAURA S & BENJAMIN W			09/17/2013	QS	640,000	(119594)		
CHRISTENSON TIMOTHY M & S			10/19/2006	QS	685,000	(109727)		
ROACH RICHARD F JR &			04/29/1998	F	-100	(C93210)		

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	%
23-307	04/10/2023	3	ALTERATIONS	29,750	06/02/2023	NC	100	100
		6	CYCL GROWTH				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	484,000	1.00	100	1.00	R05	1.10	444,440
300	A	0.006	SC 1.00	100	1.00	21,780	1.00	100	1.00	R05	1.10	130

TOTAL	40,250 SF	ZONING	FRNT	176	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	444,600	404,200
Inf1	FACTOR 100		BUILDING	515,800	457,600		
Inf2	PHY 100		DETACHED	1,300	1,200		
			OTHER	0	0		
					TOTAL	961,700	863,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		1,000	1.10	1,100
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/27/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/5/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	669,864
NET AREA	2,541	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	935		48.95	45,768	CONDITION ELEM	CD
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	312		68.71	21,439	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,246	1963	217.36	270,830	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,295	1963	197.67	255,977	KITCHEN	G
				FLOOR COVER	12	COMB	1.00	+	OPA	N	OPEN PORCH	293		56.65	16,599	BATHS	G
				INT FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	596		46.57	27,755	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F	PTA	N	PATIO	80		16.39	1,311	ELECT	U
				FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063		
								F22	O		FPL 2S 2OP	1		12,435.50	12,436		
								ODS	O		OUT DOOR SHOWER	1		1,505.90	1,506		
												EFF.YR/AGE	1994 / 28				
												COND	24 24%				
												FUNC	0				
												ECON	0				
												DEPR	23	% GD	77		
												RCNLD			\$515,800		