

Key: 8346

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.956

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RANAGAN CARRIE S 9 BONANZA ROAD CHELMSFORD, MA 01824				50-1-26-0				28 HARBOR HEIGHTS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RANAGAN CARRIE S				10/08/2021	F		1 (132803)				
RANAGAN DONALD C JR & CAR				11/10/2005	F	218,000	(108257)				
RANAGAN DONALD C JR				10/19/2005	F		10 (108130)				

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	%

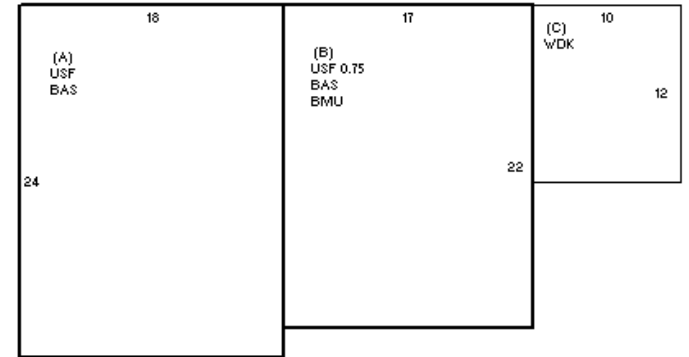
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,960	HBR 1.00	100	1.00	100	1.00	660,000	2.61	100	1.00	552,500

TOTAL	13,960 SF	ZONING	FRNT	92	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	552,500	468,800
Infl1	FACTOR 100		BUILDING	267,700	252,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			820,200	721,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/1/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW. STYLE CHANGE FROM CONV TO COL PER FIELD REVIEW.

G

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	356,875		
NET AREA	1,519	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	806	1979	217.60	175,383	CONDITION ELEM	CD		
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	713	1979	197.88	141,089	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	374		63.15	23,618	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	120		38.40	4,608	KITCHEN			
				FLOOR COVER	14	COMB	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	BATHS			
				INT FINISH	2	DRYWALL	1.00									HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$267,700