

Key: 8350

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.961

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------------|--|--|--|
| LOCKWOOD DAVID & ROSEMARY S/O LOCKWOOD DAVID & ROSEMARY 10 HARBOR HEIGHTS RD SCITUATE, MA 02066 | | | | 50-1-32-0 | | | | 10 HARBOR HEIGHTS RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| LOCKWOOD DAVID & ROSEMARY | | | | 03/28/2023 | F | 1 | (135203) | | | | |
| LOCKWOOD DAVID & ROSEMARY | | | | 04/28/2017 | QS | 799,000 | (125061) | | | | |
| GLAVEN JUDITH A, RICHARD | | | | 01/31/2017 | F | 100 | (124714) | | | | |

| 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 | % |
| 17-818 | | 7 | OTHERS | | 07/05/2018 | JD | 100 | 100 |
| 92-645 | 12/28/2017 | 3 | ALTERATIONS | 32,000 | 07/05/2018 | JD | 100 | 100 |
| | 08/01/1992 | 3 | ALTERATIONS | | | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|
| 100 | S | 9,421 | HBR 1.00 | 100 | 1.00 | 100 | 1.00 | 660,000 | 3.78 | 100 | 1.00 | 540,070 |

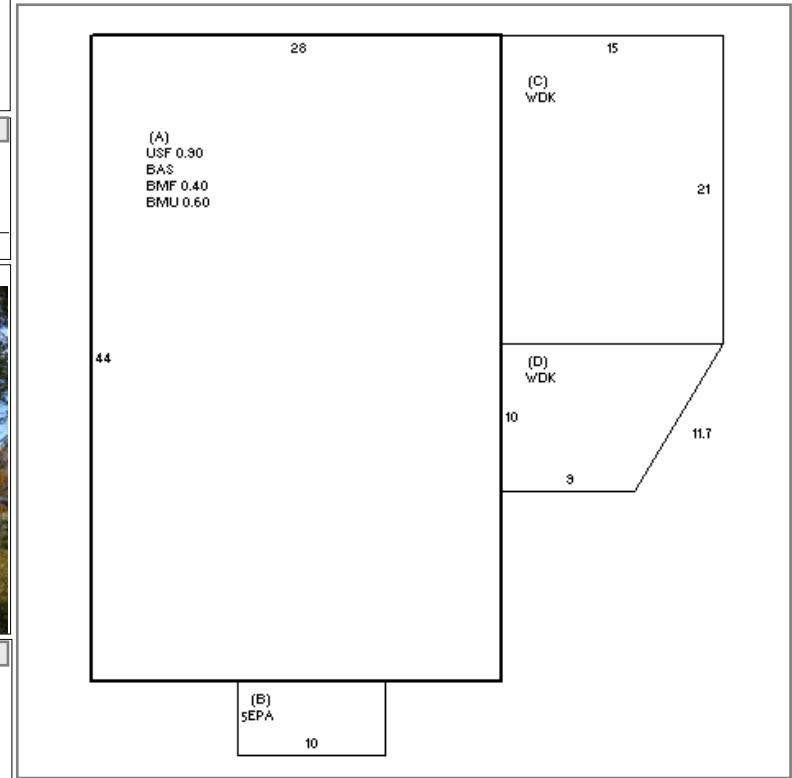
| TOTAL | 9,421 SF | ZONING | | FRNT | 80 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|------------------|----------------|----------|---------|----------|
| Ngh | HARBOR | NOTE | LAND | 540,100 | 458,200 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 546,600 | 486,400 | | | |
| Inf2 | PHY 100 | | DETACHED | 9,200 | 8,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,095,900 | 953,400 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| DGF | A | 1.00 | 30 0.70 | | 240 | 54.75 | 9,200 |



BLDG COMMENTS
FY19 QUALITY A TO A+, COND VG TO G



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/5/2018 | JD |
|----------|----|------|---------------------|---------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/5/2018 | JD |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/3/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1951 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 2,341 | DETAIL ADJ | 1.122 |
| \$NLA(RCN) | \$278 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.9 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 3 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 9 | \$8,886 | |
| # UNITS | 1 | 1.00 | |

| 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 | 739 | | 49.09 | 36,277 |
| EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 493 | | 68.91 | 33,972 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 1,232 | 1951 | 241.96 | 298,091 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 1,109 | 1951 | 220.03 | 244,019 |
| FLOOR COVER | 14 | COMB | 1.00 | B | EPA | N | ENCLOSED PORCH | 50 | | 99.22 | 4,961 |
| INT FINISH | 1 | PLASTER | 1.00 | + | WDK | N | WOOD DECK | 435 | | 42.24 | 18,374 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | | GFP | O | GAS FIREPLACE | 1 | | 6,111.60 | 6,112 |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 650,692 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | G |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2006 / 16 |
| COND | 16 16 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 16 % GD 84 |
| RCNLD | \$546,600 |