Key: **841**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 774

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JORDAN JOHN M & JULIE C **73 ARBORWAY DR** **SCITUATE, MA 02066**	**32-9-8-0**	**73 ARBORWAY DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JORDAN JOHN M & JULIE C	06/30/2004	QS	450,000	28569-149
CONLEY BRIAN M & KAREN A	04/15/1992	QS	157,000	10903-267
RYAN SUSAN C	09/28/1987	QS		8027-202

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

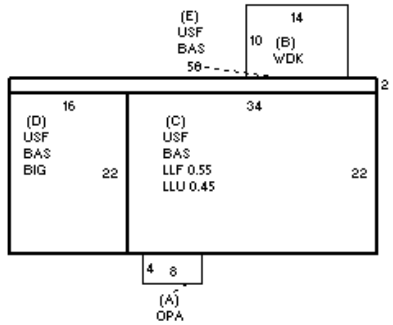
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-710	10/23/2020	2	ADDITIONS	81,500	07/12/2021	JD	100	100
11-553	09/08/2011	2	ADDITIONS	125,000	07/24/2012	SJ	100	100
11-153	09/08/2011	2	ADDITIONS	125,000	08/28/2013	SJ	100	100
05-614	09/23/2005	3	ALTERATIONS	4,000	06/27/2006	SJ	100	100
05-295	06/07/2005	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,870	SC 1.00	100 1.00	100 1.00	396,000	1.59	100 1.00	R04 0.90			344,900

TOTAL	23,871 SF	ZONING		FRNT	253
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	344,900	331,000
BUILDING	419,200	396,400
DETACHED	20,200	19,300
OTHER	0	0
TOTAL	**784,300**	**746,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	SHED 16X 10	2005	160	12.89	1,400
IPG	A 1.00	10 0.90	18 X 32	2021	576	36.26	18,800

PHOTO 07/15/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/12/2021	JD
LIST	7/12/2021	EST
REVIEW	3/10/2011	KT

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	2,811	DETAIL ADJ	1.020
$NLA(RCN)	$199	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	10	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$8,976
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	32		51.50	1,648
B	WDK	N	WOOD DECK	140		38.40	5,376
C	LLU	N	LOWER LEVEL UNF	337		55.68	18,765
C	LLF	L	LOWER LEVEL FIN	411	1962	132.29	54,371
+	USF	L	UPPER STORY FIN	1,200	2011	174.42	209,300
D	BIG	N	BUILT-IN GARAGE	352		49.70	17,496
+	BAS	L	BASE AREA	1,200	1962	191.79	230,153
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	GFP	O	GAS FIREPLACE	1		5,556.00	5,556

TOTAL RCN	558,922
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1988 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$419,200