Key: 8416

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,023

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLINS SEAN & OLGA D 80 TACK FACTORY POND DR SCITUATE, MA 02066	42-4-9-0	80 TACK FACTORY POND DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLINS SEAN & OLGA D	06/20/2014	QS	639,000	44438-229
THIBEAULT CHARLES R	12/20/1991	QS	59,500	10652-32
FIRST AMERICAN FINANCIAL	09/05/1990	XX		9931-121

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

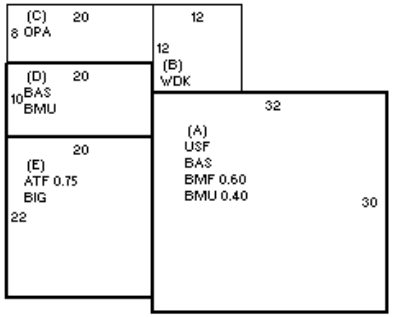
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
97-191	04/28/1997	3	ALTERATIONS				100	100
93-350	06/22/1993	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	484,000	1.00	100	1.00	TFP	1.10			444,440
300	A	0.312	WS	1.00	100	1.00	100	1.00	21,780	1.00	100	1.00	TFP	1.10			6,800

TOTAL	1.230 Acres	ZONING		FRNT	183
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	451,200	373,200
BUILDING	489,200	453,600
DETACHED	17,500	16,600
OTHER	0	0
TOTAL	**957,900**	**843,400**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30	0.70		1997	720	34.65	17,500

PHOTO 09/18/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/4/2015	SJ
LIST	5/4/2015	EST
REVIEW	3/3/2011	ER

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	2,450	DETAIL ADJ	1.030
$NLA(RCN)	$253	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,251
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	584		49.83	29,101
A	BMF	N	BSMT FINISH-SEP	576		69.95	40,292
+	BAS	L	BASE AREA	1,160	1994	220.68	255,994
A	USF	L	UPPER STORY FIN	960	1994	200.69	192,662
B	WDK	N	WOOD DECK	144		42.24	6,083
C	OPA	N	OPEN PORCH	160		56.65	9,064
E	BIG	N	BUILT-IN GARAGE	440		51.67	22,733
E	ATF	L	ATTIC FINISH	330	1994	142.59	47,054
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	619,296
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2000 / 22	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$489,200