

Key: 8418

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.025

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RALSTON JOHN E & PAULA K 60 TACK FACTORY POND DR SCITUATE, MA 02066				42-4-11-0				60 TACK FACTORY POND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RALSTON JOHN E & PAULA K				01/15/1992	L	36,000	10698-260				
FIRST AMERICA FINANCIAL S				09/05/1990	XX		9931-121				
FIRST AMERICAN FINANCIAL					QS						

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	%
93-121	03/01/1993	1	NEW CONST				100	100
		2	ADDITIONS				100	100

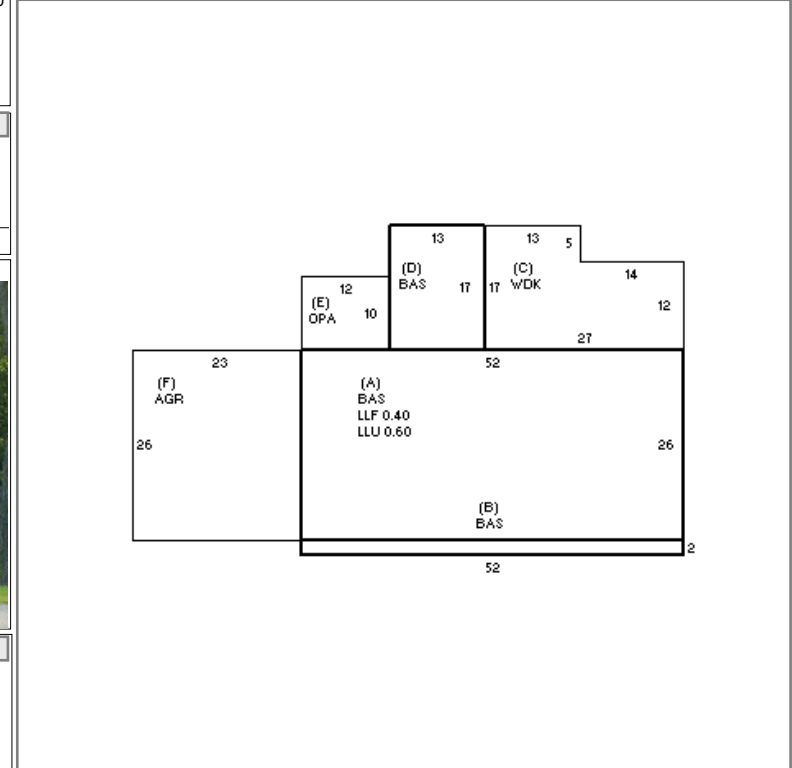
LAND

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	484,000	1.00	100	1.00	TFP	1.10	444,440
300	A	0.212	WS 1.00	100	1.00	21,780	1.00	100	1.00	TFP	1.10	4,620

TOTAL	1.130 Acres	ZONING	FRNT	137	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	449,100	371,300
Infl1	FACTOR 100		BUILDING	428,700	381,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	877,800	752,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/17/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/17/2009	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/3/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	542,596		
NET AREA	2,218	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	811		61.53	49,897				
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	541	1994	146.17	79,079				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,677	1994	211.92	355,389				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	389		42.24	16,432				
				FLOOR COVER	13	COMB	1.00	E	OPA	N	OPEN PORCH	120		56.65	6,798				
				INT FINISH	2	DRYWALL	1.00	F	AGR	N	ATT GARAGE	598		46.52	27,820				
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															TOTAL RCN	542,596
STORIES		1	1.00															CONDITION ELEM	CD
ROOMS		6	1.00															EXTERIOR	
BEDROOMS		2	1.00															INTERIOR	
BATHROOMS		2	1.00															KITCHEN	
# 1/2 BATHS		1	1.00															BATHS	
TOT FIXTURES		8	\$7,181															HEAT	
# UNITS		1	1.00															ELECT	
																EFF.YR/AGE	2000 / 22		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	21 % GD 79		
																RCNLD	\$428,700		