

Key: 8421

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.028

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GOULD HAROLD A & NANCY E 20 TACK FACTORY POND DR SCITUATE, MA 02066				42-4-14-0				20 TACK FACTORY POND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GOULD HAROLD A & NANCY E				08/13/2015	QS	619,000		45918-139			
DEARY JOAN HELEN				05/28/2010	F	100		38570-18			
DEARY FRANCIS J & JOAN H				09/14/1989	O	250,000		9383-259			

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	%
92-677	08/01/1992	3	ALTERATIONS				100	100
88-2	01/01/1988	1	NEW CONST				100	100

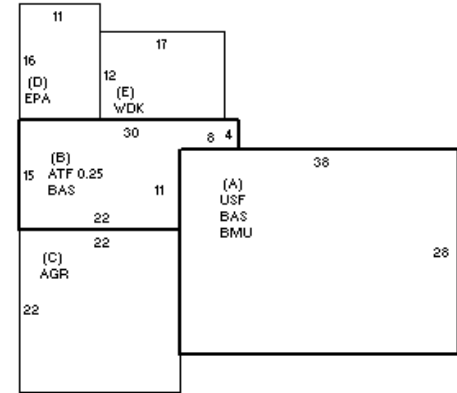
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	484,000	1.00	100	1.00	TFP	1.10	444,440
300	A	0.002	WS 1.00	100	1.00	21,780	1.00	100	1.00	TFP	1.10	40

TOTAL	40,075 SF	ZONING	FRNT	202	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	444,500	367,400
Inf1	FACTOR 100		BUILDING	507,600	470,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		952,100	837,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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



BUILDING	CD	ADJ	DESC	MEASURE	5/4/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/4/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	642,488		
NET AREA	2,581	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,064		50.99	54,251	CONDITION ELEM	CD		
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,064	1989	197.02	209,629	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,426	1989	216.65	308,943	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	91	1989	139.98	12,738	KITCHEN			
				FLOOR COVER	13	COMB	1.00	C	AGR	N	ATT GARAGE	484		48.90	23,667	BATHS			
				INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	176		99.22	17,463	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	204		42.24	8,617	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	2000 / 22
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$507,600