

Key: 8424

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.031

LEGAL

LAND

DETACHED

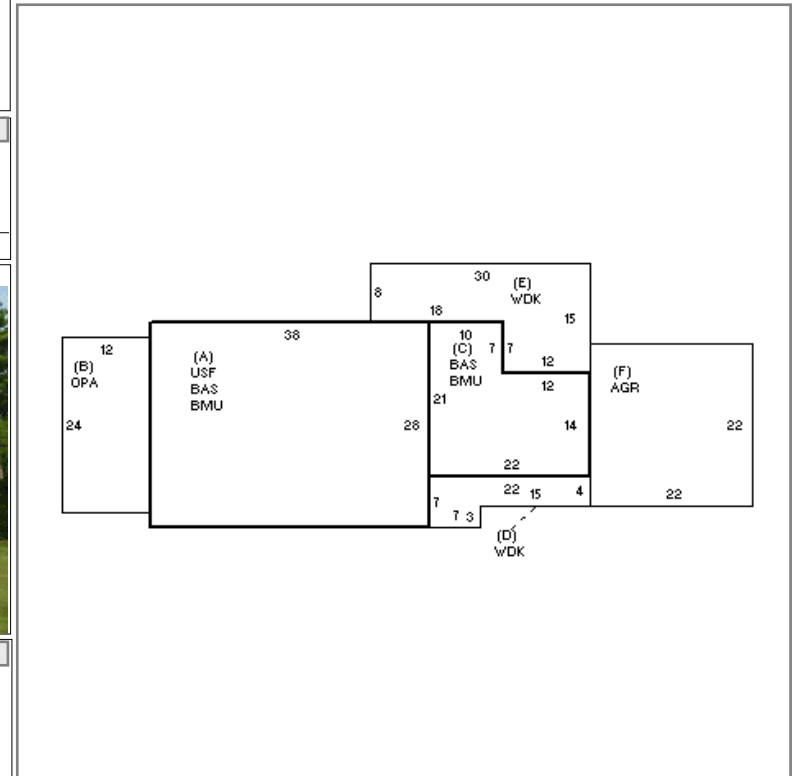
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FERGUSON JAMES & AMY 57 TACK FACTORY POND DR SCITUATE, MA 02066				42-4-17-0				57 TACK FACTORY POND DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FERGUSON JAMES & AMY				08/29/2013	QS	568,800	43551-171					
CLYBURN MICHAEL A & JOANN				06/30/2003	QS	615,000	25616-276					
STANGL DAVID P & CYNTHIA				06/15/1994	QS	310,900	12950-312					
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

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	%
95-269	05/25/1995	3	ALTERATIONS				100	100
93-170	04/14/1993	3	ALTERATIONS				100	100
92-320	04/27/1992	3	ALTERATIONS				100	100
88-52	02/01/1988	1	NEW CONST				100	100

TOTAL	39,988 SF	ZONING	FRNT	325	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	444,400	367,300
Inf1	FACTOR 100		BUILDING	533,300	493,100		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
					TOTAL	978,700	861,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	20 0.80		1995	80	15.97	1,000



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2015	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%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	675,091
NET AREA	2,506	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,442		47.33	68,248		
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,442	1988	217.60	313,774		
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	1,064	1988	197.88	210,544		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	288		56.65	16,315		
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	433		42.24	18,290		
				INT FINISH	2	DRYWALL	1.00	F	AGR	N	ATT GARAGE	484		48.90	23,667		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1			8,009.10	8,009		
				FUEL SOURCE	99	N/A	1.00	F21	O	FPL 2S 1OP	1			9,062.90	9,063		
																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	\$533,300