

Key: 8443

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.050

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CURRENT OWNER				PARCEL ID				LOCATION			
ROSS JOHN P & THERESA S 8 LANGDON LN SCITUATE, MA 02066				38-1-4-A				8 LANGDON LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSS JOHN P & THERESA S				11/17/2022	QS	725,000	57430-213				
WARD ANNMARIE				09/30/1998	F	1	16655-126				
WARD THOMAS A AND ANNMARI				08/27/1997	QS	235,000	15430-323				

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	%
		6	CYCL GROWTH				100	100

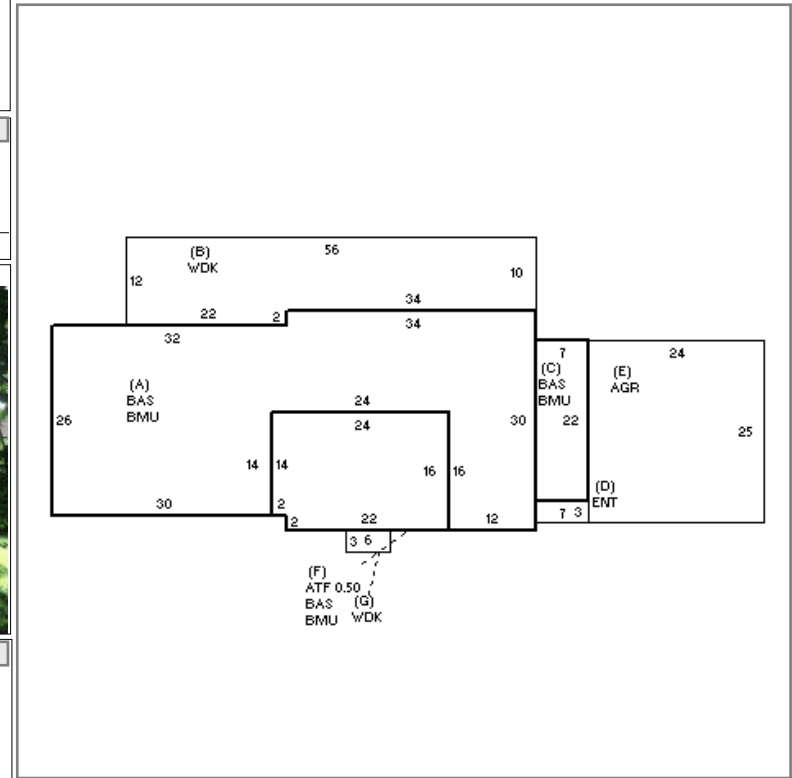
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,046	SC	1.00	100	1.00	100	1.00	R03	0.90		349,960

TOTAL	28,046 SF	ZONING		FRNT	160	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E		LAND	350,000	335,800		
Infl1	FACTOR 100		BUILDING	415,700	374,200			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	765,700	710,000		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	561,818		
NET AREA	2,196	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,006		44.46	89,181	CONDITION ELEM	CD		
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	2,006	1987	188.98	379,089	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	622		42.24	26,274	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ENT	N	ENCLOSED ENTRY	21		107.49	2,257	KITCHEN	A		
				FLOOR COVER	13	COMB	1.00	E	AGR	N	ATT GARAGE	600		46.47	27,884	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	F	ATF	L	ATTIC FINISH	190	1987	122.10	23,199	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		FPL	O	FIREPLACE	1		8,594.30	8,594	ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1987 / 35
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$415,700