Key: 850

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 783

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH BARBARA **86 ARBORWAY DRIVE** **SCITUATE, MA 02066**	**26-5-1-0**	**86 ARBORWAY DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMITH BARBARA	01/01/1960	QS		2726-184

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

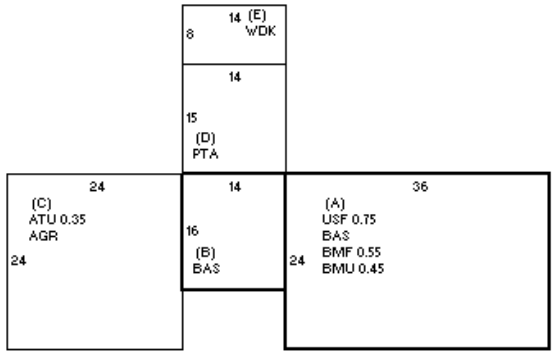
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-62	02/04/2015	3	ALTERATIONS	17,493	07/15/2015	SJ	100	100
88-136	04/01/1988	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100 1.00	100 1.00	396,000	1.00	100 1.00	R04 0.90			363,640

TOTAL	40,000 SF	ZONING		FRNT	290
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	363,600	348,900
BUILDING	397,500	353,600
DETACHED	400	400
OTHER	0	0
TOTAL	**761,500**	**702,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		400	1.10	400

PHOTO 10/07/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/16/2015	SJ
LIST	7/16/2015	EST
REVIEW	3/10/2011	KT

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	1,736	DETAIL ADJ	1.122
$NLA(RCN)	$314	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,925
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	389		54.18	21,077
A	BMF	N	BSMT FINISH-SEP	475		76.06	36,130
A	USF	L	UPPER STORY FIN	648	1959	232.57	150,708
+	BAS	L	BASE AREA	1,088	1959	255.75	278,253
C	AGR	N	ATT GARAGE	576		46.91	27,019
C	ATU	N	ATTIC UNF	202		40.70	8,221
D	PTA	N	PATIO	210		16.39	3,442
E	WDK	N	WOOD DECK	112		42.24	4,731
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	544,568
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	$397,500