

Key: 851

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 784

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BILODEAU-TONDORF KARA & SARA 42 WILLIAMSBURG LN SCITUATE, MA 02066				37-2-4-G				42 WILLIAMSBURG LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BILODEAU-TONDORF KARA & S ROACH RICHARD F, TR				12/20/2013	H	436,000	43942-329				
ROACH LIAN K TRUSTEE				01/25/2006	F	-100	32114-291				
				02/06/1997	F		14957-35				

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	%
19-106	02/13/2019	3	ALTERATIONS	6,000	07/30/2019	JD	100	100
19-53	01/18/2019	3	ALTERATIONS	58,000	07/30/2019	JD	100	100
14-019	01/21/2014	3	ALTERATIONS	15,000	09/23/2014	RJM	100	100
00-284	06/26/2000	2	ADDITIONS				100	100

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	R05	1.10		444,440
300	A	0.312	SC	1.00	100	1.00	100	1.00	R05	1.10		4,760

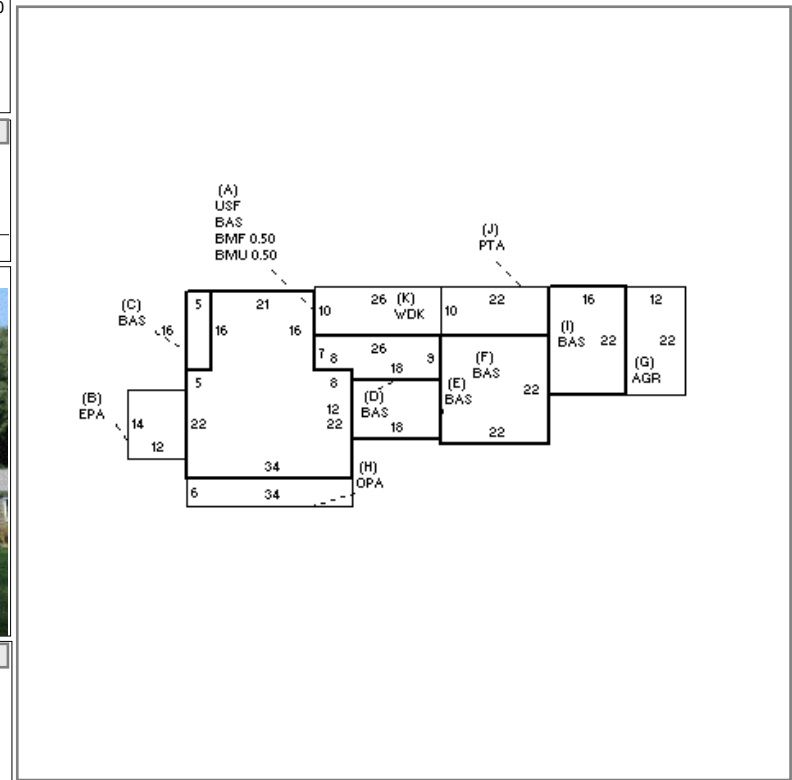
TOTAL	1.230 Acres		ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE			LAND	449,200	408,600
Infl1	FACTOR 100			LAND BUILDING	682,000	631,400		
Infl2	PHY 100			DETACHED	600	600		
				OTHER	0	0		
				<b>TOTAL</b>	<b>1,131,800</b>	<b>1,040,600</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	50 0.50	8 X 12	96	13.45	600



PHOTO 07/30/2019

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/30/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/30/2019	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/26/2014	RJM
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	897,399	
NET AREA	3,518	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	542		50.71	27,485	CONDITION ELEM	CD	
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	542		71.19	38,583	EXTERIOR	G	
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	1,084	1960	194.84	211,211	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	168		99.22	16,669	KITCHEN	G	
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	2,434	1960	214.26	521,502	BATHS	G	
				INT FINISH	2	DRYWALL	1.00	G	AGR	N	ATT GARAGE	264		59.33	15,663	HEAT	U	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	OPA	N	OPEN PORCH	204		56.65	11,557	ELECT	A	
				FUEL SOURCE	1	OIL	1.00	J	PTA	N	PATIO	220		16.39	3,606			
									K	WDK	N	WOOD DECK	260		42.24	10,982		
									F12	O	FPL 1S 2OP	2		11,381.15	22,762			
									F21	O	FPL 2S 1OP	1		9,062.90	9,063			

EFF.YR/AGE	1991 / 31	
COND	25	25%
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$682,000	