Key: 861

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 794

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDALIB MEHRAN &	37-2-5-0	323 COUNTRY WAY
MACKENZIE SARAH ANNE		
323 COUNTRY WAY		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANDALIB MEHRAN &	07/16/2021	QS	960,000	55326-21
SCOTT KENNETH J &	09/05/2002	QS	1	22790-85
LANATA ELIZABETH A	11/19/1998	XX		16833-89

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

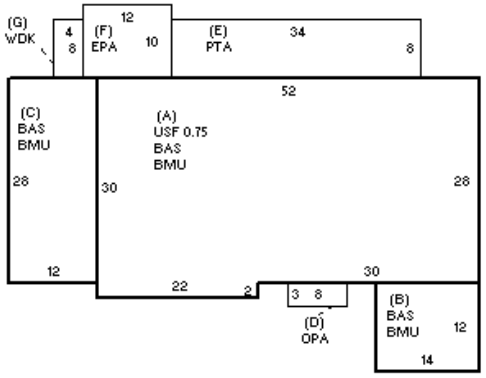
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		07/12/2022	JD	100	100
		1	NEW CONST		07/20/2006	SJ	100	100
05-002	01/14/2005	1	NEW CONST	250,000	06/08/2005	SJ	100	100
93-235	05/05/1993	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,552	SC 1.00	100 1.00	100 1.00	396,000	1.82	100 1.00	R02 0.90			340,680

TOTAL	20,552 SF	ZONING		FRNT	266
Ngh	SCITUATE	NOTE	c/w 37-2-4A1		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,700	326,900
BUILDING	758,400	683,000
DETACHED	19,200	18,300
OTHER	0	0
TOTAL	**1,118,300**	**1,028,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	GRG	1978	572	44.33	17,700
SHF	A 1.00	30 0.70	OFFICE IN GR		168	12.75	1,500

PHOTO 07/12/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/12/2022	JD
LIST	7/12/2022	EST
REVIEW	3/10/2011	KT

BLDG COMMENTS

MLS

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	3,129	DETAIL ADJ	1.133
$NLA(RCN)	$292	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$11,964
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,004		48.50	97,193
+	BAS	L	BASE AREA	2,004	2005	255.65	512,323
A	USF	L	UPPER STORY FIN	1,125	2005	232.49	261,547
D	OPA	N	OPEN PORCH	24		61.80	1,483
E	PTA	N	PATIO	272		17.88	4,864
F	EPA	N	ENCLOSED PORCH	120		108.24	12,989
G	WDK	N	WOOD DECK	32		46.09	1,475
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	913,724

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2005 / 17		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD			$758,400