Key: 8692

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,103

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEVOY GEORGE E III & VICKY P S/O GVL REALTY LLC 74 W CENTRAL STREET NATICK, MA 01760	12-4-8-A	792 COUNTRY WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GVL REALTY LLC	01/04/2023	F	100	57569-300
LEVOY GEORGE E III & VICK	03/16/2012	F	100	41102-99
LEVOY GEORGE E III	06/17/2002	F	100	22265-328

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

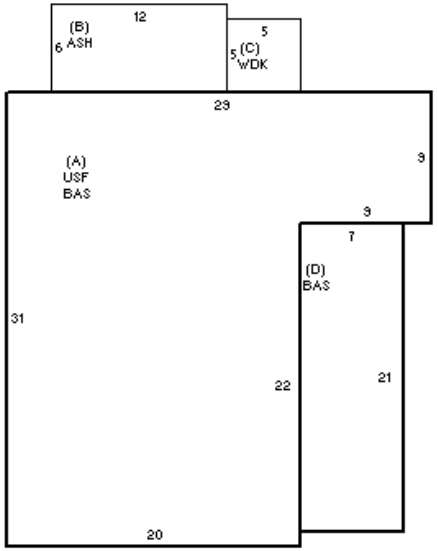
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		11/03/2022	JD	100	100
22-1125	10/25/2022	3	ALTERATIONS	7,600	07/11/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,798	NS 1.00	100 1.00	100 1.00	336,600	12.09	90 0.90	R02 0.85			261,300

TOTAL	2,798 SF	ZONING		FRNT	65
Ngh	NO. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	261,300	251,500
BUILDING	225,200	109,300
DETACHED	0	0
OTHER	0	0
TOTAL	**486,500**	**360,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/11/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/3/2022	JD
LIST	7/11/2023	JD
REVIEW	7/11/2023	JD

BLDG COMMENTS

YR BLT=EST

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,549	DETAIL ADJ	1.248
$NLA(RCN)	$260	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,990
# UNITS	2	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	848	1950	264.92	224,652
A	USF	L	UPPER STORY FIN	701	1950	240.92	168,882
B	ASH	N	ATT SHED	72		22.35	1,609
C	WDK	N	WOOD DECK	25		38.40	960

TOTAL RCN 402,093

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

EFF.YR/AGE 1963 / 59

COND	44	44 %	
FUNC	0		
ECON	0		
DEPR	44	% GD	56

RCNLD $225,200