

Key: 931

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 865

LEGAL

LAND

DETACHED

BUILDING

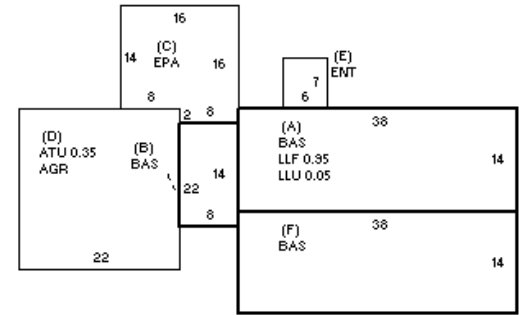
| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |  |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|--|
| DELAWTER JOSHUA & CHRISTINA<br>43 PIN OAK DR<br>SCITUATE, MA 02066 |  |  |  | 48-2-51-Y  |    |            |              | 43 PIN OAK DR |  |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |  |
| DELAWTER JOSHUA & CHRISTI  |  |  |  | 09/10/2009 | QS | 385,000    | (113750)     |               |  |  |  |  |
| SCANLON ROBERT J & MARGAR  |  |  |  | 09/17/1991 | A  | 100,000    | (81958)      |               |  |  |  |  |
| BYRNE WILLIAM M & JEANNE   |  |  |  | 03/17/1989 | QS | 177,000    | 78332-       |               |  |  |  |  |

| 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    | %   |
| 98-146 |            | 7             | OTHERS      |        | 05/15/2006 |     | 100    | 100 |
| 93-378 | 04/16/1998 | 6             | CYCL GROWTH |        | 02/17/2004 | PJB | 100    | 100 |
| 92-351 | 07/01/1993 | 3             | ALTERATIONS |        |            |     | 100    | 100 |
|        | 05/04/1992 | 3             | ALTERATIONS |        |            |     | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 20,700   | SC  | 1.00 | 100  | 1.00     | 100 | 1.00 | R04 | 0.90 |            | 340,870   |

| TOTAL | 20,700 SF  | ZONING | FRNT     | 269     | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | SCITUATE   | NOTE   |          |         | LAND     | 340,900 | 327,100  |
| Inf1  | FACTOR 100 |        | BUILDING | 291,400 | 259,300  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 400     | 400      |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        |          |         | TOTAL    | 632,700 | 586,800  |

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



| BUILDING | CD | ADJ  | DESC               | MEASURE | 7/23/2009 | PL |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL        | LIST    |           |    |
| STYLE    | 3  | 1.00 | SPLIT LEVEL [100%] | REVIEW  | 3/10/2011 | KT |
| QUALITY  | A  | 1.00 | AVERAGE [100%]     |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]  |         |           |    |

BLDG COMMENTS

| YEAR BLT   | 1962  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 393,756    |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA   | 1,681 | DETAIL ADJ | 1.030 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | LLU | N | LOWER LEVEL UNF | 27    |      | 62.15     | 1,678   | CONDITION ELEM | CD         |            |
| \$NLA(RCN) | \$234 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A   | LLF | L | LOWER LEVEL FIN | 505   | 1962 | 147.67    | 74,571  | EXTERIOR       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | BAS | L | BASE AREA       | 1,176 | 1962 | 214.08    | 251,763 | INTERIOR       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | C   | EPA | N | ENCLOSED PORCH  | 240   |      | 90.20     | 21,648  | KITCHEN        |            |            |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | D   | AGR | N | ATT GARAGE      | 484   |      | 44.45     | 21,515  | BATHS          |            |            |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | D   | ATU | N | ATTIC UNF       | 169   |      | 37.00     | 6,253   | HEAT           |            |            |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 | E   | ENT | N | ENCLOSED ENTRY  | 42    |      | 97.69     | 4,103   | ELECT          |            |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 | F11 | O   |   | FPL 1S 1OP      | 1     |      | 7,281.00  | 7,281   |                |            |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                | EFF.YR/AGE | 1985 / 37  |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                | COND       | 26 26 %    |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                | ECON       | 0          |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                | DEPR       | 26 % GD 74 |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         |                | RCNLD      | \$291,400  |