

Key: 94

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 76

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WATSON JAMES & MARSHA 156 MAPLE STREET SCITUATE, MA 02066				41-2-4-0				156 MAPLE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WATSON JAMES & MARSHA				01/01/1971	QS	374,000		3619-394			
CHRISTIE FREDERICK W & JU				01/01/1970	XX	16,830		3559-644			
BAYS DAVID A & CAROL B				01/01/1968	XX			3409-16			

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	%
22-0220	03/04/2022	3	ALTERATIONS	18,900	08/04/2022	JD	100	100
90-181	04/23/1990	3	ALTERATIONS				100	100
88-623	10/01/1988	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.023	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	390

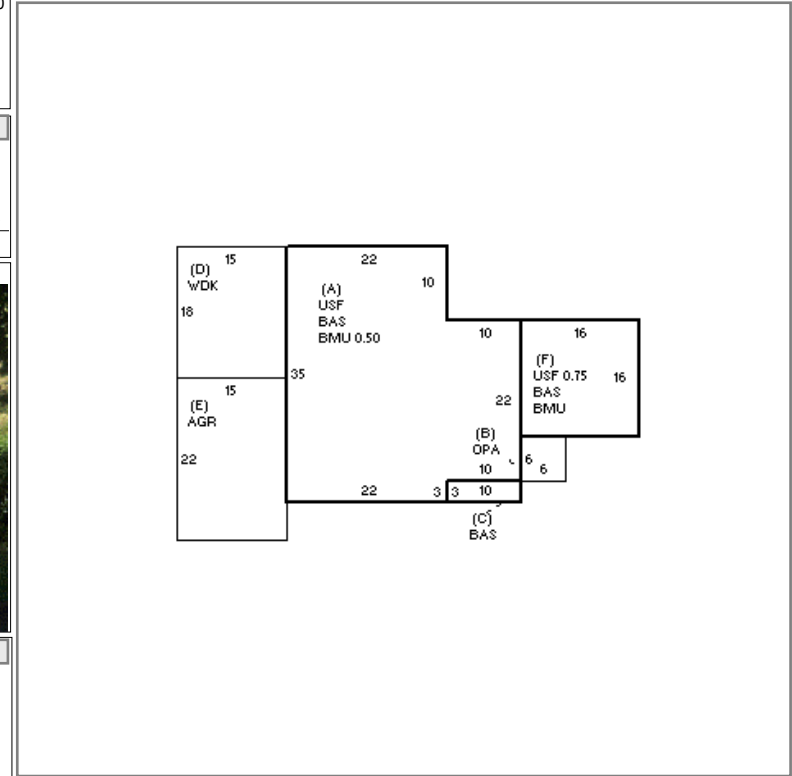
TOTAL	41,023 SF	ZONING	W. SCITUATE	FRNT	139	ASSESSED	343,800	CURRENT	697,800	PREVIOUS	312,600
Ngh	W. SCITUATE	NOTE	LAND	343,800	312,600						
Infl1	FACTOR 100		BUILDING	335,800	298,800						
Infl2	PHY 100		DETACHED	18,200	17,300						
			OTHER	0	0						
			<b>TOTAL</b>	<b>697,800</b>	<b>628,700</b>						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 SHED		400	11.06	3,100
IPG	A	1.00	30 0.70 32 X 16	1982	512	37.28	13,400
SHF	A	1.00	30 0.70 20 X 10		200	12.29	1,700

PHOTO 08/04/2022



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/3/2011	KT
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,458	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	751		46.45	34,887
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,182	1900	194.92	230,391
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH		46.35	1,669
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,276	1900	214.34	273,494	
ROOMS	6	1.00	FLOOR COVER	24	COMB	1.00	D	WDK	N	WOOD DECK	270		34.56	9,331	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	E	AGR	N	ATT GARAGE	330		44.81	14,787	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP		1		7,415.10	7,415	
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00									
TOT FIXTURES	8	\$7,051													
# UNITS	1	1.00													

TOTAL RCN	579,024
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$335,800