

Key: 9466

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.113

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SALT MEADOW DEVELOPMENT AT SCITUATE LLC 107 EAST STREET DUXBURY, MA 02332				41-1-3-0				281 OLD OAKEN BUCKET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SALT MEADOW DEVELOPMENT				01/28/2022	V	721,000	56372-143				
HARRIS SHAWN & WRIGHT DON				03/21/1994	QS	130,000	12742-65				
BURWICK ROBERT J TRUSTEE				10/13/1987	XX		8062-116				

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	%
94-86		7	OTHERS		03/17/2023	JD	100	100
90-519	03/24/1994	3	ALTERATIONS				100	100
	08/24/1990	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	5,017	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	84,170

TOTAL	5.936 Acres		ZONING	FRNT	297	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E c/w 41-1-3-A	LAND		427,600	376,500	
Inf1	FACTOR 100			BUILDING		176,500	156,300	
Inf2	PHY 100			DETACHED		2,600	1,100	
				OTHER		0	0	
			TOTAL		606,700	533,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 20X14		280	11.58	2,600



BLDG COMMENTS
FY12 STYLE CHANGE FROM COL TO ANTIQUE PER FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2023	JD
MODEL	1		RESIDENTIAL	LIST	10/2/2001	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1849	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,376	DETAIL ADJ	1.196	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,188		49.51	58,813
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,188	1849	257.36	305,745
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,188	1849	234.04	278,042
STORIES	2.5		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	ATU	N	ATTIC UNF	594		40.70	24,176
ROOMS	10		1.00	FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	135		42.24	5,702
BEDROOMS	5		1.00	INT FINISH	1	PLASTER	1.00								
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02								
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES	6		\$6,315												
# UNITS	2		1.02												

TOTAL RCN	678,792	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1945 / 77	
COND	74	74 %
FUNC	0	
ECON	0	
DEPR	74	% GD 26
RCNLD	\$176,500	

