

Key: 9538

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.168

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
KNIGHT CHRISTOPHER L TR 80 INDIAN WIND DR SCITUATE, MA 02066				10-1-2-1 80 INDIAN WIND DR								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KNIGHT CHRISTOPHER L TR				12/19/2014	F	1	45072-280					
KNIGHT KATHLEEN				12/19/2014	F	1	45072-272					
KNIGHT CHRISTOPHER & KATH				03/24/2003	QS	840,000	24568-188					
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	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.472	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	9,350

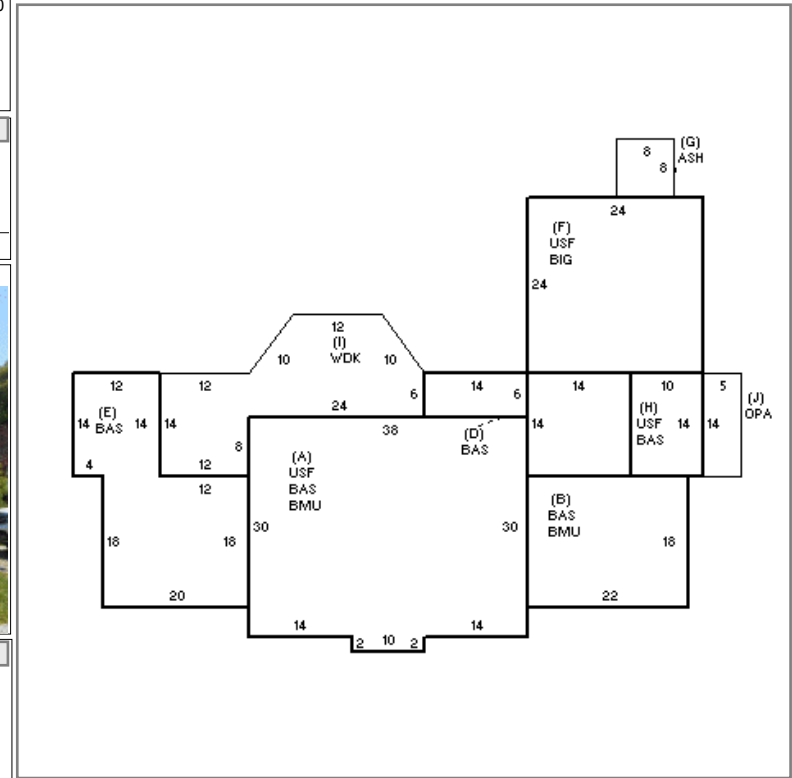
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-015	01/17/2014	3	ALTERATIONS	110,000	06/24/2014	MR	100	100
00-229	05/25/2000	7	OTHERS				100	100
00-85	03/27/2000	1	NEW CONST				100	100
92-689	08/25/1992	1	NEW CONST				100	100
		2	ADDITIONS				100	100

LAND

TOTAL	1.390 Acres	ZONING	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE	LAND	413,400	376,300		
Infl1	FACTOR 100		BUILDING	988,300	918,400		
Infl2	PHY 100		DETACHED	55,700	53,100		
			OTHER	0	0		
<b>TOTAL</b>				<b>1,457,400</b>	<b>1,347,800</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	V	1.50	20 0.80	2000	1,320	39.78	42,000
IPG	A	1.00	40 0.60	2002	648	35.36	13,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2014	MR
MODEL	1		RESIDENTIAL	LIST	6/15/2000	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/2/2014	TD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW.

INDING

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,135,976														
NET AREA	4,527	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,556		50.82	79,081																
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,307	1992	205.27	268,286																
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	2,364	1992	225.72	533,605																
				ROOF COVER	2	WOOD SHINGLES	1.01	F	BIG	N	BUILT-IN GARAGE	576		53.22	30,655																
				FLOOR COVER	13	COMB	1.00	+	USF	L	UPPER STORY FIN	716	2014	205.27	146,972																
				INT FINISH	2	DRYWALL	1.00	G	ASH	N	ATT SHED	64		26.81	1,716																
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	BAS	L	BASE AREA	140	2014	225.72	31,601																
				FUEL SOURCE	99	N/A	1.00	I	WDK	N	WOOD DECK	456		46.08	21,012																
								J	OPA	N	OPEN PORCH	70		61.80	4,326																
								F11	O	FPL 1S 1OP	1		8,737.20	8,737																	
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