

Key: 956

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 890

LEGAL

LAND

DETACHED

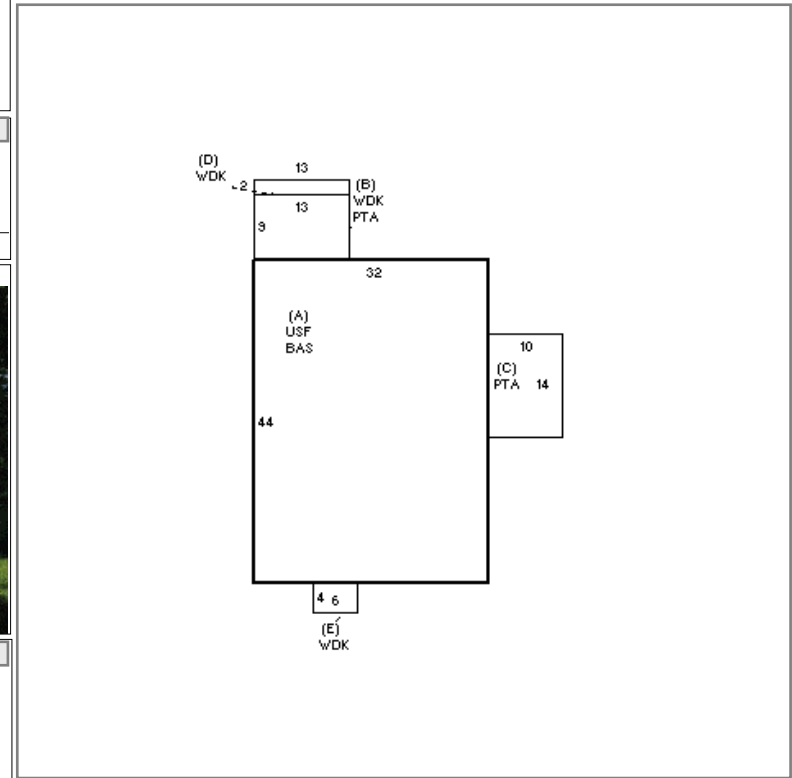
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CLAY ERIC EARL TR 48 WHITTIER DR SCITUATE, MA 02066				26-1-49-0				48 WHITTIER DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CLAY ERIC EARL TR				12/01/2021	QS	790,000	56103-116					
MCINTOSH BRENDA & CAMPOS				11/12/2014	QS	430,000	44934-314					
RIDGE PATRICK J &				12/30/2011	S	350,000	40806-255					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,248	SC 1.00	100	1.00	396,000	1.32	100	1.00	R03	0.90	351,400

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	%
20-386	07/06/2020	3	OTHERS	1,500	12/20/2021	JD	100	100
19-903	12/09/2019	3	ALTERATIONS	18,200	07/01/2021	JD	100	100
18-212	04/18/2018	3	ALTERATIONS	20,229	05/13/2020	JD	100	100
					07/19/2018	JD	100	100

TOTAL	29,248 SF	ZONING	FRNT	33	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E C/W 48. . . .			LAND	351,400	337,200
Inf1	FACTOR 100		BUILDING	454,000	403,800		
Inf2	PHY 100		DETACHED	1,700	1,700		
			OTHER	0	0		
					TOTAL	807,100	742,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHP	-	0.90	30 0.70 7X10		70	15.16	700
SHP	-	0.90	30 0.70 7X7		49	15.33	500
SHF	-	0.90	30 0.70 7X7		49	15.33	500



BUILDING	CD	ADJ	DESC	MEASURE	5/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/13/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/22/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
mls

YEAR BLT	1905	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	667,613			
NET AREA	2,816	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	A	BAS	L	BASE AREA	1,408	1905	238.09	335,225	CONDITION ELEM	CD			
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,408	1905	216.51	304,851	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	PTA	N	PATIO	257		14.90	3,829	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	167		38.40	6,413	KITCHEN	G			
				FLOOR COVER	24	COMB	1.00		F22	O	FPL 2S 2OP	1		11,305.00	11,305	BATHS	A			
				INT FINISH	1	PLASTER	1.00									HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A			
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	1971 / 51	
																		COND	32 32 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	32 % GD 68	
																		RCNLD	\$454,000	