Key: 958

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 892

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WATKINS NATHAN & KATHERINE **44 WHITTIER DR** **SCITUATE, MA 02066**	**26-1-50-0**	**44 WHITTIER DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WATKINS NATHAN & KATHERIN	08/30/2013	QS	490,000	43553-28
TOBIN CHRISTOPHER & ANDRE	08/19/2004	QS	570,000	28899-203
SOCCORSO NOEL G TRUSTEE	02/27/2002	QS	1	21616-213

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

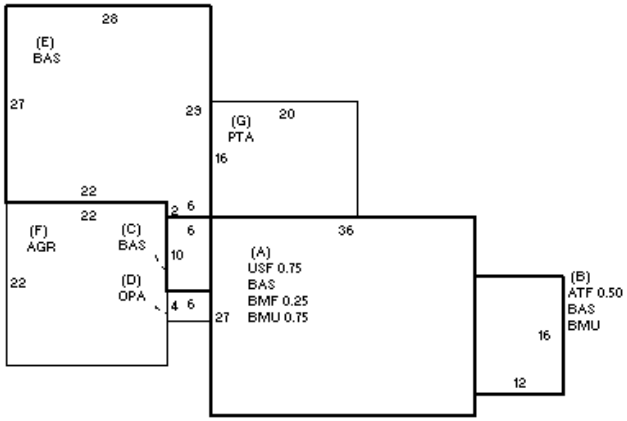
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0932	09/07/2022	3	ALTERATIONS	16,800	05/17/2023	NC	100	100
		6	CYCL GROWTH		09/09/2005		100	100
93-585	09/30/1993	3	ALTERATIONS				100	100
92-240	04/01/1992	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,424	SC 1.00	100 1.00	100 1.00	396,000	1.68	100 1.00	R03 0.90			343,090

TOTAL	22,424 SF	ZONING		FRNT	80
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	343,100	329,200
BUILDING	496,300	429,000
DETACHED	600	500
OTHER	0	0
TOTAL	**840,000**	**758,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		500	1.10	600

PHOTO 05/17/2023

BLDG COMMENTS

FY12 FR-G TO AVE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/13/2011	PL
LIST	4/13/2011	EST
REVIEW	6/24/2023	MR

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	2,817	DETAIL ADJ	1.122
$NLA(RCN)	$245	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,488
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	921		45.26	41,682
A	BMF	N	BSMT FINISH-SEP	243		63.53	15,438
A	USF	L	UPPER STORY FIN	729	1959	194.65	141,903
B	ATF	L	ATTIC FINISH	96	1959	138.30	13,277
+	BAS	L	BASE AREA	1,992	1959	214.05	426,384
D	OPA	N	OPEN PORCH	24		51.50	1,236
F	AGR	N	ATT GARAGE	484		44.45	21,515
G	PTA	N	PATIO	320		14.90	4,768
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	F22	O	FPL 2S 2OP	1		11,305.00	11,305

TOTAL RCN	689,277

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$496,300