

Key: 966

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 900

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CRADDOCK PAUL R & MICHELLE L 499 COUNTRY WAY SCITUATE, MA 02066				26-2-1-0				499 COUNTRY WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CRADDOCK PAUL R & MICHELL				12/06/2013	QS	531,000	43893-191					
ASSELIN ARMAND & LINDA				04/28/2009	QS	454,000	37113-215					
GRAZIANO ALEXANDER A JR &				04/12/2002	QS	457,500	21896-286					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,935	SC	1.00	1.00	396,000	1.38	1.00	R02	0.90		349,850

LAND

TOTAL	27,935 SF	ZONING	FRNT	154	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	349,900	335,700
Inf1	FACTOR 100				BUILDING	430,100	382,700
Inf2	PHY 100				DETACHED	1,500	1,500
					OTHER	0	0
					TOTAL	781,500	719,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12 X 8	96	17.94	1,500

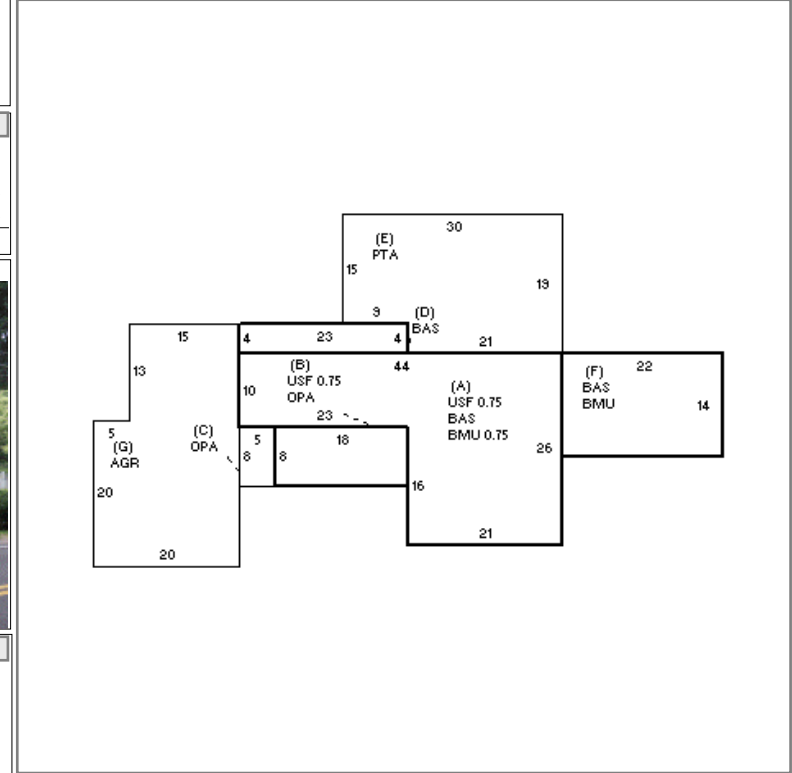


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2018	JD
MODEL	1		RESIDENTIAL	LIST	2/27/2018	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/13/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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	%
21-541	05/25/2021	3	ALTERATIONS	7,424	07/13/2021	JD	100	100
17-633	09/29/2017	3	ALTERATIONS	9,850	03/06/2018	JD	100	100
		3	ALTERATIONS		03/25/2004	PJB	100	100



YEAR BLT	1861	SIZE ADJ	1.000
NET AREA	1,866	DETAIL ADJ	1.200
\$NLA(RCN)	\$320	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		2	1.00
TOT FIXTURES		7	\$7,392
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	890		53.72	47,810
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	690	1861	245.20	169,188
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	184		56.65	10,424
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,176	1861	269.63	317,085
FLOOR COVER	24	COMB	1.00	E	PTA	N	PATIO	534		16.39	8,753
INT FINISH	1	PLASTER	1.00	G	AGR	N	ATT GARAGE	595		46.57	27,709
HEATING/COOLING	1	FORCED AIR	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	597,423
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	\$430,100