

Key: 970

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 904

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COLLINS CHRISTOPHER JOHN & LUCZYCKI COLLINS MADELYN				48-2-10-0				55 HUGHEY RD			
55 HUGHEY RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				COLLINS CHRISTOPHER JOHN				10/05/2022	QS	720,000	(134589)
				MARINO MATTHEW C & GARLAND GARRY M				09/12/2014	QS	435,000	(120987)
								04/20/2005	H	400,000	(107114)

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	%
05-181	04/25/2005	3	ALTERATIONS	1,500	07/07/2005	SJ	100	100

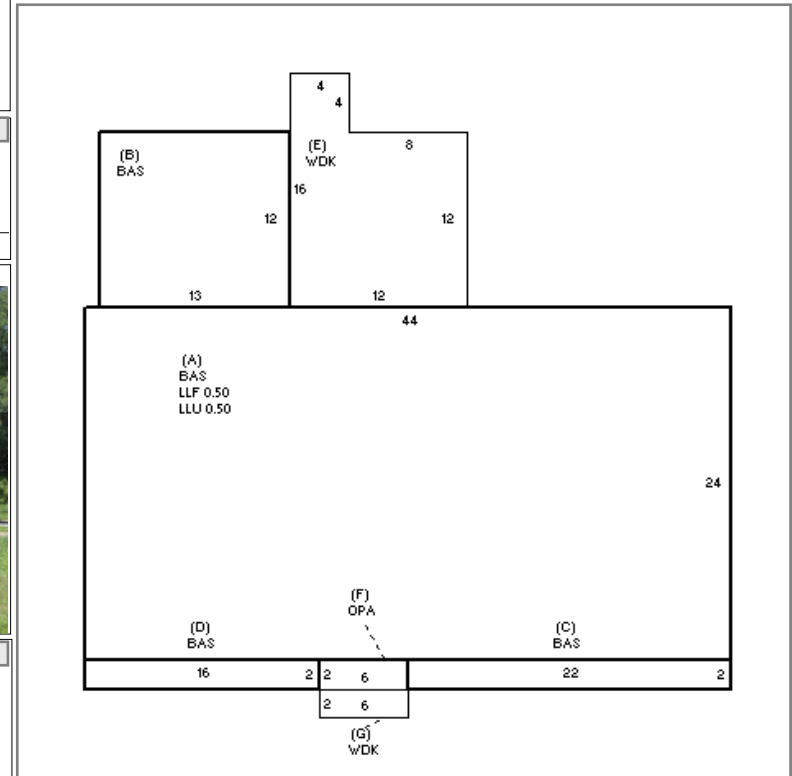
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,740	SC 1.00	100	1.00	100	1.00	376,200	1.30	W95 0.95	R04 0.90	334,360

TOTAL	29,751 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M49. DEATH CERTIFICATE/ALBERT...	LAND	334,400	320,900		
Inf1	FACTOR 100		BUILDING	303,700	272,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		638,100	592,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
OTHER FIX=SINK MLS



BUILDING	CD	ADJ	DESC	MEASURE	8/2/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/2/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	389,297	
NET AREA	1,816	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	528		58.05	30,653			
\$NLA(RCN)	\$214	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	528	1970	137.93	72,825			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,288	1970	199.97	257,555			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	172		38.40	6,605			
				FLOOR COVER	24	COMB	1.00	F	OPA	N	OPEN PORCH	12		51.50	618			
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982			
				HEATING/COOLING	2	HOT WATER	1.02		F12	O	FPL 1S 2OP	1		10,347.00	10,347			
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		7	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		7	\$5,712															
# UNITS		1	1.00															
TOTAL RCN																	389,297	
CONDITION ELEM																	CD	
EXTERIOR																	G	
INTERIOR																	G	
KITCHEN																	V	
BATHS																	G	
HEAT																	A	
ELECT																	A	
EFF.YR/AGE																	1997 / 25	
COND																	22 22 %	
FUNC																	0	
ECON																	0	
DEPR																	22 % GD 78	
RCNLD																	\$303,700	