

Key: 11627

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.789


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WALSH STEVEN T 18A BROADWAY TERR NEWTON, MA 02460				71-5-8-A				25 LOWELL ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WALSH STEVEN T				10/17/2017	F	1 (125939)						
WALSH STEVEN T & MARY E				11/02/1999	F	1 (96464)						
WALSH STEVEN T				09/22/1998	XX	(L00094138)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,025 HUM	1.00	100	1.00	594,000	2.60	100	1.00	WV3	1.35	497,400

LAND

TOTAL	14,025 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	497,400	452,200
Inf1	FACTOR 100		BUILDING	475,000	447,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>972,400</b>	<b>899,800</b>		

DETACHED

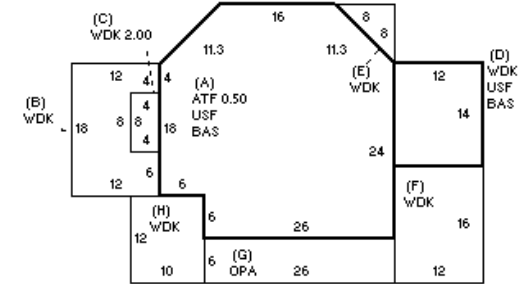
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/17/2007
									

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 %
98-333	07/13/1998	1	NEW CONST				100 100
		6	CYCL GROWTH				100 100
		7	OTHERS				100 100
		7	OTHERS				100 100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/7/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/28/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	608,941		
NET AREA	2,646	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,092	1999	230.72	251,948				
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,092	1999	209.82	229,120				
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	462	1999	149.07	68,872				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	760		46.08	35,021				
				FLOOR COVER	13	COMB	1.00	G	OPA	N	OPEN PORCH	156		61.80	9,641				
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		6,667.20	6,667				
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	2	GAS	1.00												
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1999 / 23
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$475,000



BLDG COMMENTS
FY12 FR- CONV TO COLONIAL