Key: 146

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 130

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HARRIGAN PAUL R JR, TR 25 WADE STREET SCITUATE, MA 02066	12-5-5-0	25 WADE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HARRIGAN PAUL R JR, TR	11/02/2018	F	1	50478-245
HILL DAVID C & RITA A	06/30/1999	QS	175,000	17624-89
MAHONY HELEN G	07/30/1985	XX		6223-38

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	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500	NS 1.00	100 1.00	100 1.00	374,000	1.83	100 1.00	R03 0.85			321,690

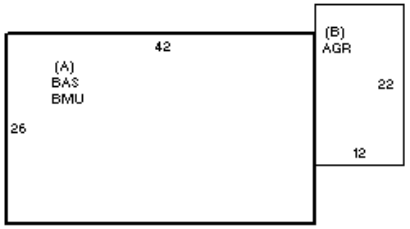
TOTAL	20,500 SF	ZONING		FRNT	50
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	321,700	309,700
BUILDING	127,300	118,400
DETACHED	0	0
OTHER	0	0
TOTAL	**449,000**	**428,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/02/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/10/2011	PL
LIST	7/10/2011	EST
REVIEW	3/4/2011	KT

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,092	DETAIL ADJ	0.850
$NLA(RCN)	$265	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,040
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,092		46.02	50,249
A	BAS	L	BASE AREA	1,092	1954	197.46	215,622
B	AGR	N	ATT GARAGE	264		53.94	14,239
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	289,431

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$127,300