

Key: 1848

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.775

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ANDREW RICHARD J PO BOX 256 NORWELL, MA 02061				30-1-32-0				26 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ANDREW RICHARD J				07/27/2015	F	1 45841-261					
ANDREW RICHARD TRUSTEE				03/19/2008	F	1 35741-137					
ANDREW RICHARD J & KIMBER				03/18/2008	F	1 35737-297					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
13-754	11/12/2013	3	ALTERATIONS	108,000	09/23/2014	RJM	100 100
13-754	11/12/2013	3	ALTERATIONS	108,000	07/21/2015	SJ	100 100
06-126	03/21/2006	3	ALTERATIONS	8,000	06/23/2006	SJ	100 100
04-626	09/24/2004	3	ALTERATIONS	2,500	06/16/2005	SJ	100 100
99-426	08/16/1999	3	ALTERATIONS				100 100

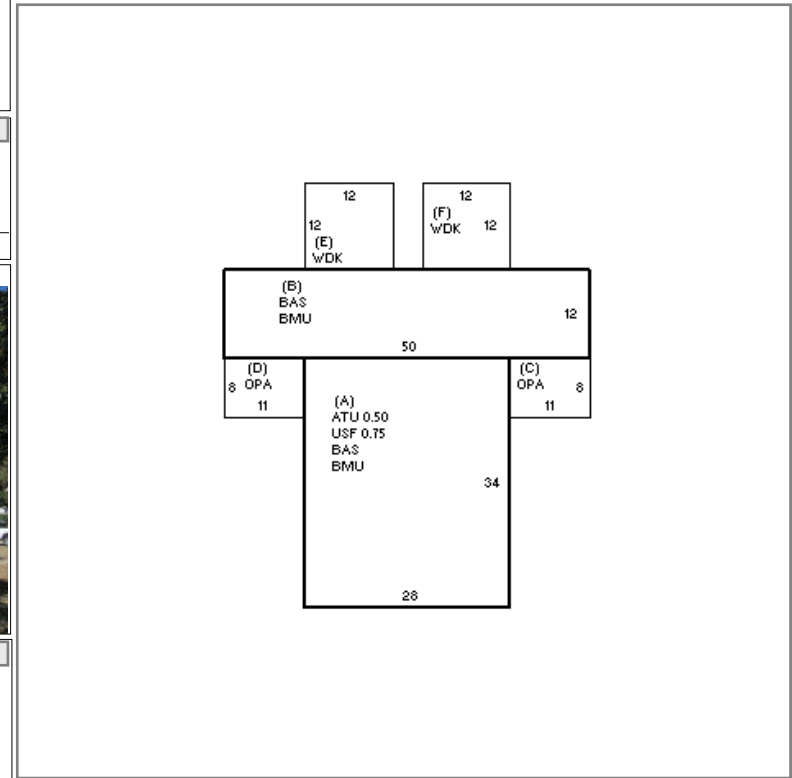
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	WS 1.00	100	1.00	100	1.00	374,000	1.87	100	1.00	R03 0.85	321,080

TOTAL	19,994 SF	ZONING	FRNT	271	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE IN M31. C/W 33...	LAND	321,100	291,900		
Inf1	FACTOR 100		BUILDING	617,000	548,800		
Inf2	PHY 100		DETACHED	17,400	16,500		
			OTHER	0	0		
			TOTAL	955,500	857,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00 20 0.80 1.5S			660	32.88	17,400



BLDG COMMENTS
FY12 STYLE CHANGE FROM CONVENTIONAL TO ANTIQUE PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	7/21/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/21/2015	
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	9/26/2014	RJM
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1849	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,266	DETAIL ADJ	1.196	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,552		50.82	78,877
\$NLA(RCN)	\$340	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,552	1849	282.88	439,022
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	714	1849	257.24	183,672
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	476		44.40	21,134
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	176		61.80	10,877
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	288		46.08	13,271
				HEATING/COOLING	2	HOT WATER	1.02	F11	O		FPL 1S 1OP	2		8,737.20	17,474
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	771,217
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE 2002 / 20	
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$617,000