

Key: 205

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 186

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FROST BRUCE E & O'BRIEN M 20 WHORTLEBERRY LN SCITUATE, MA 02066				12-1-27-0				20 WHORTLEBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FROST BRUCE E & O'BRIEN M				07/12/2018	QS	590,000	(127122)				
CLARKE LAWSON R & GABLE H				09/05/2014	QS	515,000	(120958)				
GERARD DANIEL H & SILVIA				11/19/2010	F	1	(115404)				

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	%
98-494	09/29/1998	3	ALTERATIONS				100	100
88-324	06/01/1988	2	ADDITIONS				100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,732	NS 1.00	100	1.00	374,000	1.30	100	1.00	R03	0.85	332,420

TOTAL	29,732 SF	ZONING	NO SCITUATE	FRNT	168	ASSESSED	332,400	CURRENT	426,700	PREVIOUS	320,000
Ngh	NO SCITUATE	NOTE		LAND		426,700					
Inf1	FACTOR 100		BUILDING	1,000	1,000						
Inf2	PHY 100		DETACHED	0	0						
			OTHER								
				TOTAL		812,900		747,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 SHED 12 X 8		96	14.95	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/9/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,230	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	890		53.72	47,810
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,670	1940	266.22	444,595
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	560	1940	242.10	135,577
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	288		42.24	12,165
				FLOOR COVER	12	COMB	1.00	F	FPL	O	FIREPLACE	2		8,593.75	17,188
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	665,952
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$479,500

