

Key: 206

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 187

LEGAL

LAND

DETACHED

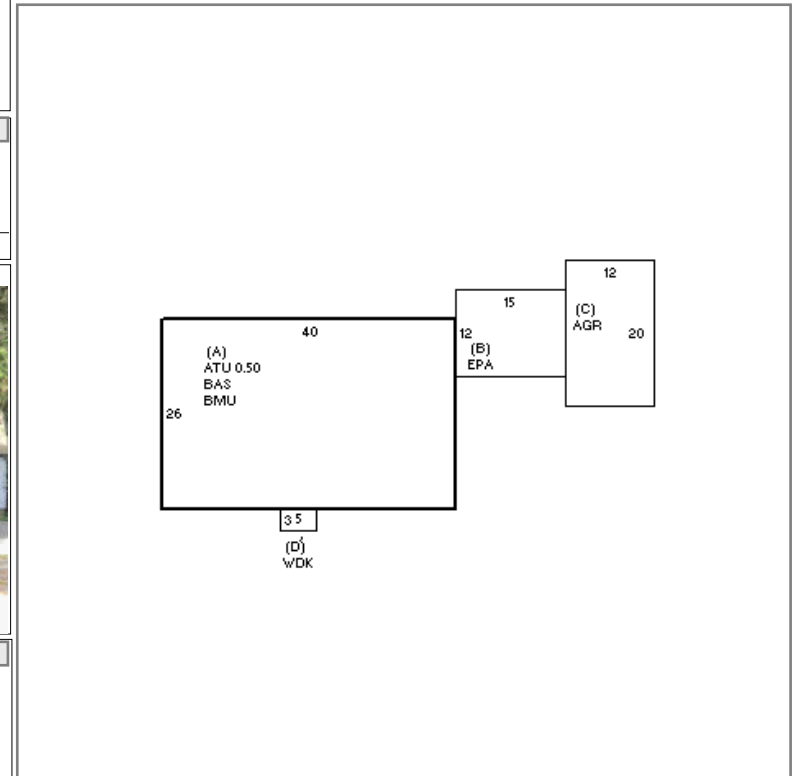
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WHORTLEBERRY LANE LLC 104 LONGWATER DRIVE, #213 NORWELL, MA 02061				12-1-28-0				12 WHORTLEBERRY LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WHORTLEBERRY LANE LLC				12/21/2020	O	340,000	(131303)					
MCDERMOTT DIANNE & DAVID				12/05/2017	J		(126198)					
CHARBONNEAU VERONICA A				01/01/1965	QS		(36119)					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,958	NS 1.00	100	1.00	374,000	1.29	100	1.00	R03 0.85		332,660

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	%
	09/08/2022	7	OTHERS		09/08/2022	JD	100	80
	09/08/2022	7	OTHERS		07/11/2023	JD	80	80
		7	OTHERS		06/15/2021	JD	100	80
90-95	03/01/1990	3	ALTERATIONS				100	100

TOTAL	29,958 SF	ZONING	FRNT	169	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	332,700	320,200
Infl1	FACTOR 100		BUILDING	168,900	150,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		501,600	470,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	9/8/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/11/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	383,953		
NET AREA	1,040	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		46.65	48,513	CONDITION ELEM	CD		
\$NLA(RCN)	\$369	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,040	1948	264.43	275,004	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	520		37.00	19,240	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	180		90.20	16,236	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	C	AGR	N	ATT GARAGE	240		56.05	13,452	BATHS	A		
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	15		38.40	576	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	A			
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	20 uc
																		ECON	0
																		DEPR	56 % GD 44
																		RCNLD	\$168,900