

Key: 2078

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.003

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DOMINICI LAURA S & BRESNAHAN TIMOTHY M 12 CHET WAY SCITUATE, MA 02066				20-4-21-0				12 CHET WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOMINICI LAURA S & RYAN ROBERT F & LESLIE A				08/03/2009	QS	494,000	37571-121				
WENDEROTH-KEENE EDITH M				08/29/2003	QS	475,000	26370-299				
				01/22/1993	J	32,750	11598-54				

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	%
18-165		3	ALTERATIONS	42,000	07/17/2018	JD	100	100
13-412	07/15/2013	2	ADDITIONS	9,600	06/24/2014	MR	100	100
90-273	05/01/1990	3	ALTERATIONS				100	100

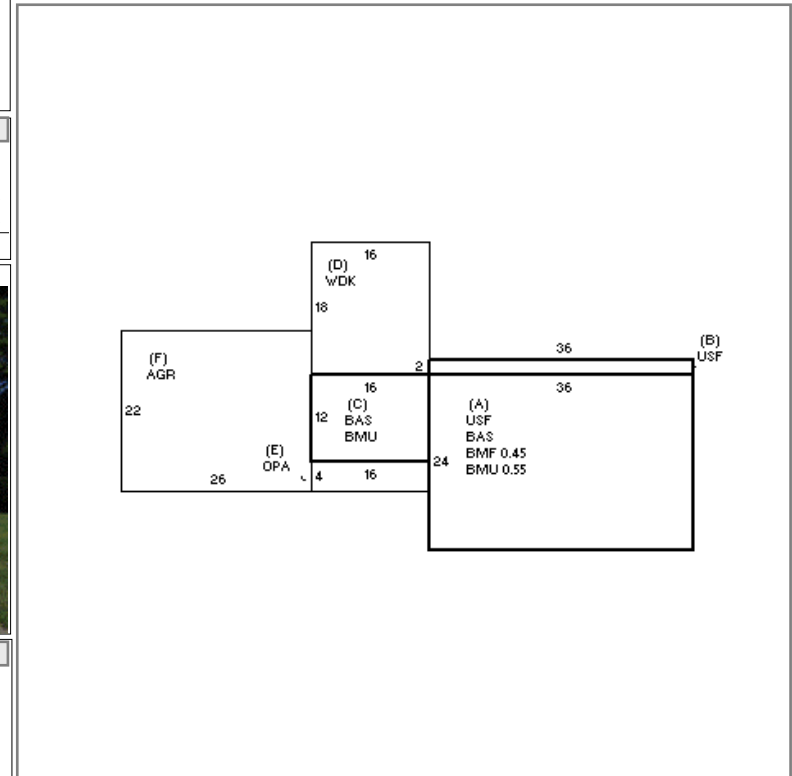
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100	1.00	374,000	1.87	100	1.00	R03	0.85	321,080

TOTAL	20,000 SF	ZONING	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE 1/2 INTEREST.....	LAND	321,100	309,100		
Infl1	FACTOR 100		BUILDING	396,800	367,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		717,900	676,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2014	MR
MODEL	1		RESIDENTIAL	LIST	6/24/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/17/2018	JD
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS FY12 FR- GOOD TO AVG		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,992	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	8	\$6,528					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	667		46.44	30,973
A	BMF	N	BSMT FINISH-SEP	389		65.19	25,358
+	BAS	L	BASE AREA	1,056	1982	205.77	217,293
+	USF	L	UPPER STORY FIN	936	1982	187.13	175,150
D	WDK	N	WOOD DECK	288		38.40	11,059
E	OPA	N	OPEN PORCH	64		51.50	3,296
F	AGR	N	ATT GARAGE	572		42.73	24,443
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	502,339
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$396,800