

Key: 2451

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.363

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROTHWELL DAVID JR 16 PLEASANT ST SCITUATE, MA 02066				27-5-16-0				16 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROTHWELL DAVID JR				01/28/2021	QS	283,700	54287-238				
MCCARTY ROBERT				09/30/2004	L	279,000	29172-211				
SILVIA DANA & ANDREA				09/05/2001	A	123,800	20491-118				

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	%
23-0596	07/13/2023	3	ALTERATIONS	3,000				0
05-545	08/24/2005	3	ALTERATIONS	3,000	06/21/2006	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	299,200	1.00	80	0.80	R02		274,750
300	A	0.242	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02		4,070

TOTAL	1.160 Acres		ZONING	FRNT	87	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE INFL-3 = SHAPE	LAND		278,800	268,600	
Infl1	FACTOR 100			BUILDING		68,700	61,700	
Infl2	PHY 100			DETACHED		600	500	
				OTHER		0	0	
				TOTAL		348,100	330,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X6		48	17.03	600



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/21/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	1/19/2023	JD
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	714	DETAIL ADJ	1.100	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	102		56.83	5,797
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	408	1930	265.67	108,392
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	306	1930	241.59	73,928
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	12		34.58	415
				FLOOR COVER	24	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	190,907	
CONDITION ELEM CD		
EXTERIOR		P
INTERIOR		P
KITCHEN		P
BATHS		P
HEAT		O
ELECT		O
EFF.YR/AGE 1952 / 70		
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD	\$68,700	

