

Key: 2609

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.516

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
STENSON WILLIAM M TR & TANYA J 12 CONIHASSET RD SCITUATE, MA 02066				7-8-10-C				12 CONIHASSET RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				STENSON WILLIAM M TR & STENSON WILLIAM M & TANYA TRUELOVE ROSEMARY HALL				04/22/2013	F	100	42960-68	
						05/30/1991	QS	260,000	10301-278			
						10/06/1989	XX		9394-143			

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 %

LAND


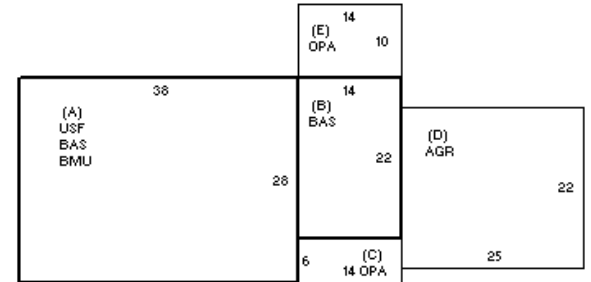
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,919	NS 1.00	100	1.00	100	1.00		R05	1.20		481,690

TOTAL	37,941 SF	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	481,700	437,900
Infl1	FACTOR 100		LAND	423,100	397,400		
Infl2	PHY 100		BUILDING	0	0		
			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	904,800	835,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/11/2003

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/27/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	564,138		
NET AREA	2,436	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,064		46.35	49,319	CONDITION ELEM	CD		
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,064	1970	180.67	192,237				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,372	1970	198.67	272,582	EXTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	224		51.50	11,536	INTERIOR			
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	550		43.09	23,697	KITCHEN			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS			
				HEATING/COOLING	2	HOT WATER	1.02									HEAT			
				FUEL SOURCE	99	N/A	1.00									ELECT			
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$423,100