

Key: 2671

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.572

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
TWOHIG JOHN A & AMALIA L		7-5-18-0		12 INDIAN TRL	
12 INDIAN TRL		TRANSFER HISTORY		DOS	T
SCITUATE, MA 02066		TWOHIG JOHN A & AMALIA L		09/22/1997	F
		TWOHIG JOHN A & SEFCSIK A		01/31/1992	QS
		BEVERIDGE J NELSON		01/01/1972	QS

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 %

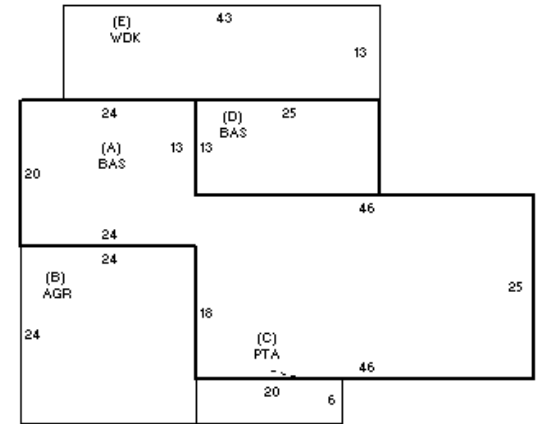
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	528,000	1.00	100	1.00	R05	1.20	484,850
300	A	0.021	NS 1.00	100	1.00	23,760	1.00	100	1.00	R05	1.20	500

TOTAL	40,934 SF	ZONING	FRNT	152	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	485,400	441,300
Inf1	FACTOR 100		BUILDING	292,000	263,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	777,400	704,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/28/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,116		
NET AREA	1,955	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,955	1950	183.20	358,163	CONDITION ELEM	CD		
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	AGR	N	ATT GARAGE	576		46.91	27,019	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	120		16.39	1,967	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	559		42.24	23,613	KITCHEN			
				FLOOR COVER	99	N/A	1.00		F11	O	FPL 1S 10P	1		8,009.10	8,009	BATHS			
				INT FINISH	99	N/A	1.00									HEAT			
				HEATING/COOLING	3	RADIANT	1.02									ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1972 / 50
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$292,000