

Key: 2731

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.634

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MELLEN SUSAN TR & HIGGINS RICHARD G TR 36 HIGH ST CHARLESTOWN, MA 02129				15-3-2-0				20 SEA GATE CIR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MELLEN SUSAN TR & HIGGINS RICHARD G & SUSAN HIGGINS MATTHEW & HELEN				11/17/2016 04/03/1992 01/01/1952	F F XX	1 1 16044-0	(124399) (82770)	

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 %

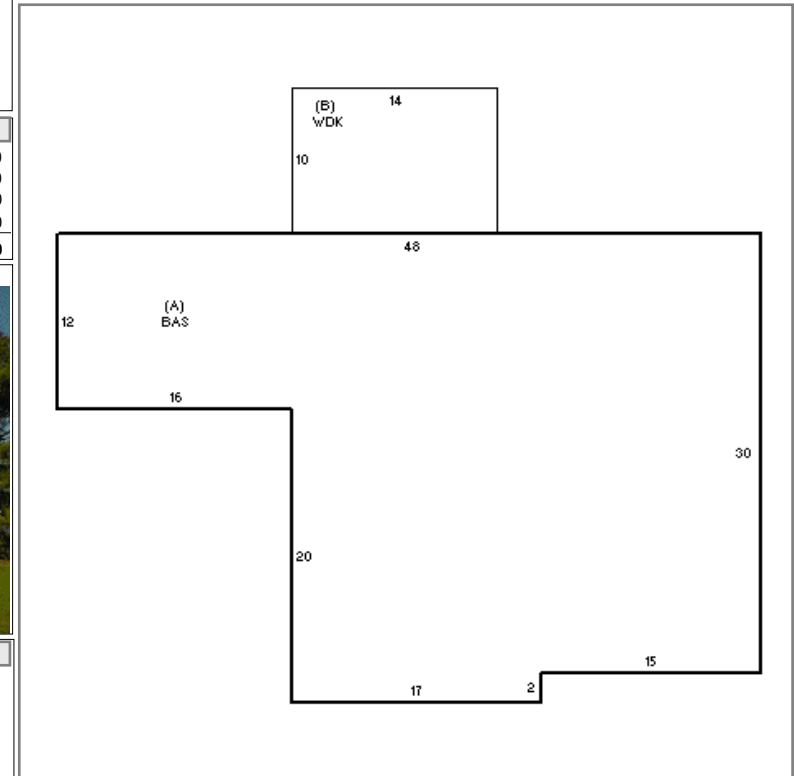
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	MB 1.00	100	1.00	100	1.00	660,000	3.41	100	PF1 1.50	543,250

TOTAL	10,498 SF	ZONING	FRNT	68	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	543,300	493,900
Infl1	FACTOR 100		BUILDING	164,900	148,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	708,200	642,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/29/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/29/2010	
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	238,949	
NET AREA	1,186	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,186	1951	189.12	224,293	CONDITION ELEM	CD	
\$NLA(RCN)	\$201	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	B	WDK	N	WOOD DECK	140		38.40	5,376			EXTERIOR
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN		
				FLOOR COVER	99	N/A	1.00									BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$164,900