

Key: 2810

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.716

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KARLSSON MICHAEL MARTIN & S/O DE ANDRADE RONALDO				15-4-15-0				12 MITCHELL AV			
12 MITCHELL AV SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				DE ANDRADE RONALDO				06/07/2023	QS	1,240,000	57984-142
				KARLSSON MICHAEL MARTIN & SWAIN STEVEN, TRUSTEE				05/14/2021	QS	920,000	54976-1
								09/13/2018	F	1	50288-195

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	%
23-0717	08/15/2023	3	ALTERATIONS	28,000				0
23-0598	07/13/2023	3	ALTERATIONS	21,500	02/02/2023	JD	100	100
		7	OTHERS		06/08/2022	JD	100	100
		7	OTHERS					

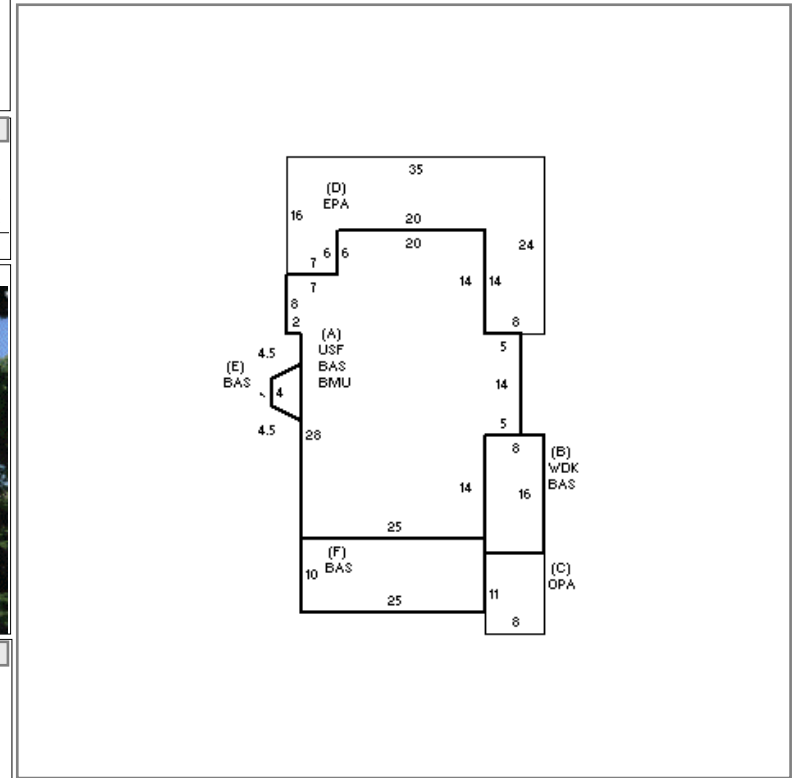
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,301	MB 1.00	100	1.00	100	1.00	748,000	2.40	100	1.00	R09 1.70	629,930

TOTAL	15,301 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	629,900	572,700
Inf1	FACTOR 100		BUILDING	398,200	281,800		
Inf2	PHY 100		DETACHED	5,700	5,500		
			OTHER	0	0		
					TOTAL	1,033,800	860,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	70 0.30 24X22		528	36.23	5,700



BLDG COMMENTS
OTHER FIX= W/C
MLS



BUILDING	CD	ADJ	DESC	MEASURE	6/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/8/2022	EST
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	8/15/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,614	DETAIL ADJ	0.918	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,106		50.43	55,778
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,106	1900	177.12	195,900
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,508	1900	194.77	293,717
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	128		42.24	5,407
				FLOOR COVER	24	COMB	1.00	C	OPA	N	OPEN PORCH	88		56.65	4,985
				INT FINISH	1	PLASTER	1.00	D	EPA	N	ENCLOSED PORCH	504		99.22	50,007
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		9,062.90	9,063
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	622,127	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A
		EFF.YR/AGE	1968 / 54
		COND	36 36%
		FUNC	0
		ECON	0
		DEPR	36 % GD 64
		RCNLD	\$398,200