

Key: 285

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 272

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRASER SHAWNA L S/O NAGLE SHAWNA FRASER TR 136 OLD FORGE RD SCITUATE, MA 02066				42-3-9-0				136 OLD FORGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NAGLE SHAWNA FRASER TR				09/08/2023	F	1	58262-32				
FRASER SHAWNA L				09/30/2011	QS	610,000	40384-303				
WELCH JONATHAN & SUE ELLE				01/01/1978	QS	4299-115					

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 %
15-310	06/02/2015	2	ADDITIONS	110,000	07/19/2016	SJ	100 85
15-310	06/02/2015	2	ADDITIONS	110,000	07/20/2017	SJ	100 95
15-191	04/22/2015	4	DEMO	6,000	08/04/2015	SJ	100 90
		6	CYCL GROWTH				100 100

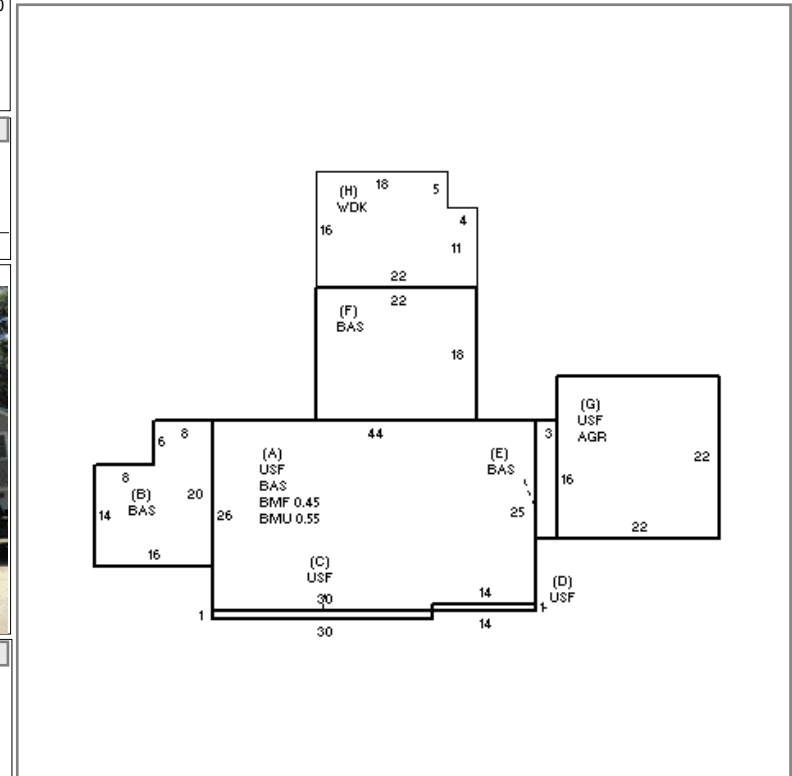
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	100	1.00	R04	1.00			404,040
300	A	1,972	WS 1.00	100	1.00	100	1.00	R04	1.00			19,520

TOTAL	2.890 Acres	ZONING	FRNT	207	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	423,600	386,000
Inf1	FACTOR 100		BUILDING	636,900	590,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,060,500	976,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/9/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/9/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	OTHER FIX= SINK		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX= SINK

INDING

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	816,560
NET AREA	3,504	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	622		50.15	31,196		
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	509		70.41	35,837		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,846	1963	204.05	376,684		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,658	1963	185.57	307,668		
				FLOOR COVER	99	N/A	1.00	G	AGR	N	ATT GARAGE	484		48.90	23,667		
				INT FINISH	99	N/A	1.00	H	WDK	N	WOOD DECK	332		42.24	14,024		
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O		FPL 1S 1OP	1		8,009.10	8,009		
				FUEL SOURCE	1	OIL	1.00	F22	O		FPL 2S 2OP	1		12,435.50	12,436		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1998 / 24
																COND	21 21 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$636,900