**Key: 3147**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,055

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HIGGINS THOMAS A & MARY ELLEN<br>12 COLLIER AV<br>SCITUATE, MA 02066 | 8-4-5-A | 12 COLLIER AV |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HIGGINS THOMAS A & MARY E | 10/13/2006 | QS | 890,000 | 33510-120 |
| TRACHIK PAUL | 01/19/1999 | H | | 17058-347 |
| TRACHIK PAUL | 10/21/1998 | XX | | 16718-214 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

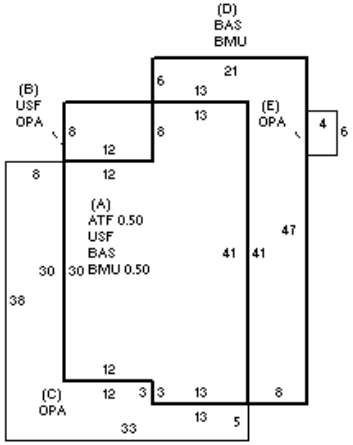
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 3 | ALTERATIONS | | 05/14/2008 | SJ | 100 | 100 |
| 06-755 | 12/06/2006 | 3 | ALTERATIONS | 8,000 | 05/17/2007 | SJ | 100 | 100 |
| 92-662 | 08/13/1992 | 3 | ALTERATIONS | | | | 100 | 100 |
| 97-81 | 03/01/1991 | 3 | ALTERATIONS | | | | 100 | 100 |
| 90-478 | 08/01/1990 | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 20,982 | MB 1.00 | 100 1.00 | 100 1.00 | 1,100,000 | 1.79 | 100 1.00 | R07 2.50 | | | 947,900 |

| TOTAL | 20,996 SF | ZONING | | FRNT | 317 |
|---|---|---|---|---|---|
| Ngh | MINOT BCH | NOTE | . . . . | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 947,900 | 861,700 |
| BUILDING | 580,700 | 524,100 |
| DETACHED | 16,400 | 15,600 |
| OTHER | 0 | 0 |
| TOTAL | **1,545,000** | **1,401,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| GFU | L 0.80 | 50 0.50 | GARAGE/LOFT | | 920 | 35.57 | 16,400 |

PHOTO 11/11/2003

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] |
| QUALITY | G | 1.20 | GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 10/8/2015 | SJ |
|---|---|---|
| LIST | 10/8/2015 | EST |
| REVIEW | 4/6/2011 | KT |

| YEAR BLT | 1900 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,783 | DETAIL ADJ | 1.260 |
| $NLA(RCN) | $302 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2.5 | 1.00 |
| ROOMS | 9 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 8 | $9,677 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 5 | BRICK/STONE | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 2 | WOOD SHINGLES | 1.01 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 11 | HW/COOL AIR | 1.04 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 901 | | 58.35 | 52,574 |
| A | BAS | L | BASE AREA | 893 | 1900 | 288.77 | 257,870 |
| + | USF | L | UPPER STORY FIN | 989 | 1900 | 262.60 | 259,716 |
| A | ATF | L | ATTIC FINISH | 447 | 1900 | 186.58 | 83,400 |
| + | OPA | N | OPEN PORCH | 585 | | 61.80 | 36,154 |
| D | BAS | L | BASE AREA | 454 | 2007 | 288.77 | 131,101 |
| | F31 | O | FPL 3S 1OP | 1 | | 11,036.40 | 11,036 |

| TOTAL RCN | 841,529 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1972 / 50 | |
|---|---|---|
| COND | 31 | 31 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 31 | % GD 69 |
| RCNLD | | $580,700 |