Key: 3166

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,073

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOYCE FRANCIS X TR 17 WHITCOMB RD SCITUATE, MA 02066	8-2-18-0	17 WHITCOMB RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOYCE FRANCIS X TR	03/23/2021	F	100	54637-96
JOYCE FRANCIS X	12/24/1991	QS		10658-221
JOYCE FRANCIS X & JAN	02/17/1987	XX		7487-18

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

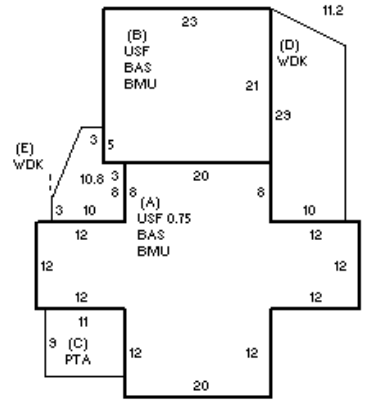
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,279	MB 1.00	100 1.00	100 1.00	1,100,000	3.19	100 1.00	R07 2.50			909,070

TOTAL	11,282 SF	ZONING		FRNT	78
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	909,100	826,400
BUILDING	415,600	468,300
DETACHED	200	200
OTHER	0	0
TOTAL	**1,324,900**	**1,294,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED	1989	200	1.10	200

PHOTO 11/10/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/31/2010	PL
LIST	8/31/2010	EST
REVIEW	9/5/2023	JD

BLDG COMMENTS

MLS

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,590	DETAIL ADJ	1.122
$NLA(RCN)	$243	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,181
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,411		43.24	61,007
+	BAS	L	BASE AREA	1,411	1984	216.65	305,693
+	USF	L	UPPER STORY FIN	1,179	1984	197.02	232,287
C	PTA	N	PATIO	99		14.90	1,475
+	WDK	N	WOOD DECK	360		38.40	13,824
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	629,706

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1970 / 52		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD	$415,600		