

Key: 3169

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.076

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
ECKELHOFFER RICHARD C & STORME M TRS 25 WHITCOMB RD SCITUATE, MA 02066				8-2-17-0				25 WHITCOMB RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ECKELHOFFER RICHARD C & ECKELHOFFER RICHARD & STOR MAHONEY THOMAS F & MICHAEL				06/05/2019	F	1	51197-80	
							775,000	49238-257				
								7221-112				

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	%
18-335		1	NEW CONST	575,000	07/08/2019	JD	100	100
18-291		4	DEMO	15,000	06/06/2018	JD	100	100
18-335		1	NEW CONST	575,000	06/06/2018	JD	100	5

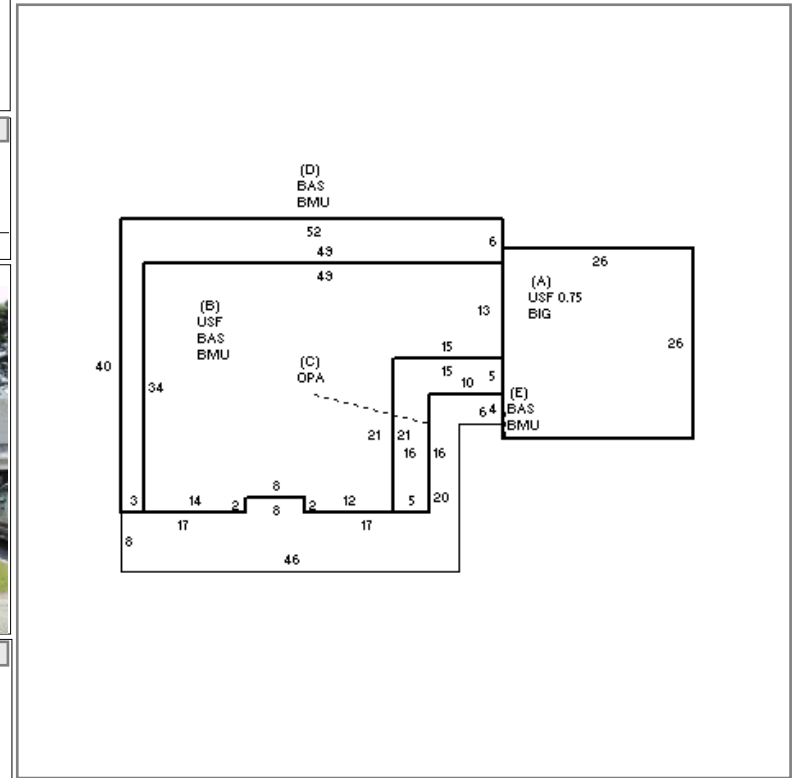
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,575	MB 1.00	100	1.00	1,100,000	3.11	100	1.00	R07	2.50	910,420

TOTAL	11,575 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	910,400	827,700
Inf1	FACTOR 100		LAND	1,478,700	1,234,500		
Inf2	PHY 100		BUILDING	4,500	4,300		
			OTHER	0	0		
					TOTAL	2,393,600	2,066,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	V	1.50	10 0.90	12 X 38	2019	456	11.04
							4,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/4/2020	JD
MODEL	1		RESIDENTIAL	LIST	2/4/2020	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,524,447		
NET AREA	3,746	DETAIL ADJ	1.404	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	676		81.05	54,789	CONDITION ELEM	CD		
\$NLA(RCN)	\$407	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,842	2019	329.33	606,623	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,904		57.05	108,630	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,904	2019	362.14	689,515	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	472		72.10	34,031	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	GEN	O	N	GENERATOR	1		0.00		BATHS	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04	GFP	O	O	GAS FIREPLACE	1		7,778.40	7,778	HEAT	A		
				FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUT DOOR SHOWER	1		2,637.60	2,638	ELECT	A		
																		EFF.YR/AGE	2019 / 3
																		COND	3 3 %
																		FUNC	0
																		ECON	0
																		DEPR	3 % GD 97
																		RCNLD	\$1,478,700