

Key: 321

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 308

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SIMMONS ERIK L & JOHANNA 18 CEDAR ST SCITUATE, MA 02066				17-1-8-0				16 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SIMMONS ERIK L & JOHANNA				04/03/1981	QS	4973-213					
TYREE JO ANNE H				08/11/1980	XX	4861-96					
TYREE DAVID C AND JO ANNE				01/01/1979	XX	4592-379					

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	%
92-565	09/15/1992	1	NEW CONST				100	100
92-565	07/06/1992	3	ALTERATIONS				100	100
92-451	06/02/1992	3	ALTERATIONS				100	100

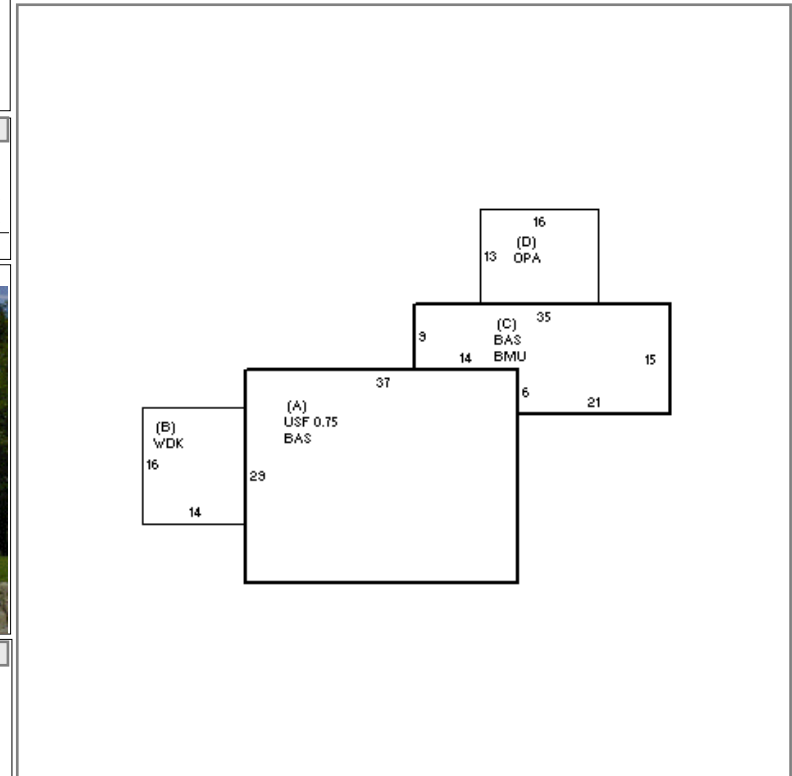
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,306	WS 1.00	100	1.00	100	1.00	374,000	1.32	100	1.00	R03 0.85	331,930

TOTAL	29,306 SF	ZONING	FRNT	272	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	331,900	301,800
Inf1	FACTOR 100		BUILDING	234,000	219,700		
Inf2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
			TOTAL	566,600	522,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		300	1.10	300
S/V	A	1.00	SV 1.00 SHED		400	1.10	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2011	PL
MODEL	1		RESIDENTIAL	LIST	5/10/2011	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/-GOOD - [100%]	FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM CAPE TO ANTIQUE.		
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1788	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	649,919		
NET AREA	2,319	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,514	1788	255.88	387,398	CONDITION ELEM CD			
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	805	1788	232.69	187,318	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	224		42.24	9,462	INTERIOR			
				ROOF COVER	2	WOOD SHINGLES	1.01	C	BMU	N	BSMT UNFINISHED	441		69.46	30,634	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	208		56.65	11,783	BATHS			
				INT FINISH	99	N/A	1.00		F23	O	FPL 2S 3OP	1		17,072.00	17,072	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	99	N/A	1.00												
																		ELECT	
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$234,000