

Key: 3283

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.165

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HANNAFORD JANET 6 WINSLOW AVENUE SCITUATE, MA 02066				28-15-2-0				6 WINSLOW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HANNAFORD JANET				11/17/1997	F	56,000	15651-331				
MITCHELL SCOTT & JANET L				01/01/1978	XX		4282-6				
MITCHELL SCOTT WYATT				01/01/1972	XX		3725-306				

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 %
20-814	11/18/2020	3	ALTERATIONS	26,000	07/12/2021	JD	100 100
19-824	11/04/2019	3	ALTERATIONS	7,700	05/28/2020	JD	100 100
99-476	09/15/1999	2	ADDITIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000	OS 1.00	100 1.00	100 1.00	440,000	5.81	100 1.00	R08	1.00		352,240

TOTAL	6,000 SF	ZONING	N O T E	FRNT	59	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE			LAND		352,200	320,200	
Inf1	FACTOR 100			BUILDING		291,000	259,000	
Inf2	PHY 100			DETACHED		1,700	1,700	
				OTHER		0	0	
				TOTAL		644,900	580,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A	1.00	30 0.70 18' ROUND		18	80.70	1,000
SHF	A	1.00	10 0.90 8X6		48	17.03	700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/28/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/28/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/12/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,670	DETAIL ADJ	1.173	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	913	1910	245.04	223,724
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	757	1910	222.84	168,690
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	192	90.20	17,318
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	192		38.40	7,373
ROOMS	7	1.00		FLOOR COVER	24	COMB	1.00	D	BMU	N	BSMT UNFINISHED	288		63.15	18,187
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00		GEN	O	GENERATOR	1		0.00	
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03								
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	6	\$5,630													
# UNITS	1	1.00													

TOTAL RCN	440,922
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$291,000

