

Key: 3318

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.199

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
WHORISKEY JOAN S TR & WHORISKEY SUSAN K TR C/O SUSAN WHORISKEY 47 LOUISE RD BELMONT, MA 02478				28-16-4-0				49 MARSHALL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WHORISKEY JOAN S TR & WHORISKEY FREDERICK G & J				08/04/2015	F	45883-1		3554-721			
WHORISKEY FREDERICK G & S				01/01/1970	XX	2883-326		2883-326			
WHORISKEY FREDERICK G & S				01/01/1962	XX						

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 %
17-510	08/09/2017	7	OTHERS		03/23/2023	JD	100 100
01-252	06/08/2001	4	DEMO	3,000	04/17/2018	JD	100 100
		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	12,000	OS 1.00	100	1.00	100	1.00	440,000	3.01	100	1.00	V11 1.00	364,930

TOTAL	12,000 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	364,900	331,800
Inf1	FACTOR 100		BUILDING	290,500	164,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	655,400	496,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

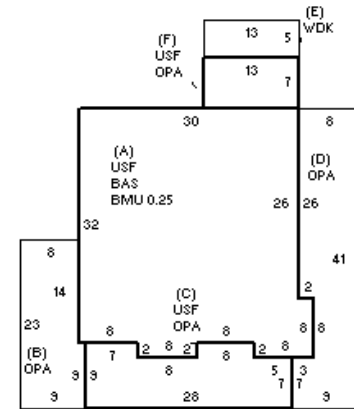
PHOTO 03/23/2023



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	518,750
NET AREA	2,325	DETAIL ADJ	1.029	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	251		63.15	15,851		
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,004	1900	201.95	202,754		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,321	1900	183.65	242,600		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	829		51.50	42,694		
				FLOOR COVER	24	COMB	1.00	E	WDK	N	WOOD DECK	65		38.40	2,496		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
				HEATING/COOLING	13	NONE	0.85		ODS	O	OUT DOOR SHOWER			0.00			
				FUEL SOURCE	8	NONE	1.00										



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

EFF.YR/AGE	1963 / 59	
COND	44	44 %
FUNC	0	
ECON	0	
DEPR	44	% GD 56
RCNLD	\$290,500	