

Key: 3382

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.262

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY JANET C 13 NELSON RD SCITUATE, MA 02066				28-21-12-0				13 NELSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCCARTHY JANET C				07/11/2003	QS	269,900		(C13-6)			
CALLIS MAUREEN				07/03/1996	QS	116,000		(C13-5)			
LARKIN ELIZABETH E				11/08/1985	XX	N/A-N/A					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
03-282	05/29/2003	2	ADDITIONS				100	100
93-522	09/08/1993	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

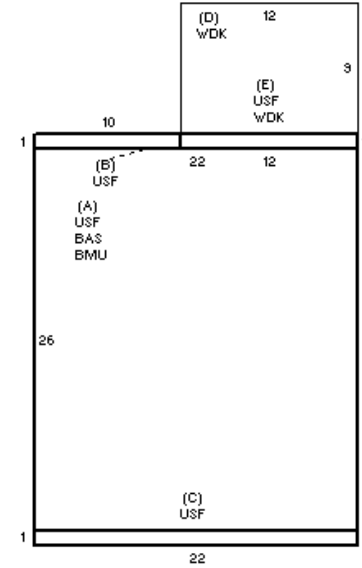
TOTAL	SF	ZONING	FRNT	81	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE			LAND	0	0
Inf1					BUILDING	396,700	371,800
Inf2					DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>396,700</b>	<b>371,800</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2023	NC
MODEL	10		CONDO	LIST	5/9/2023	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	6/19/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,188	DETAIL ADJ	1.534
\$NLA(RCN)	\$379	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$6,136	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	14	11-13 NELSON RD	1.55
STYLE	22	DUPLEX	1.00
VIEW/LOC	9	NONE	1.00
HVAC	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00
FLOOR LEVEL	5	END UNIT	1.00
CONDO MODEL	99		1.00
INT QUALITY	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	572		22.80	13,042
A	BAS	L	BAS AREA	572	1985	358.18	204,880
+	USF	L	UP-STRY FIN	616	1985	358.18	220,640
+	WDK	N	ATT WOOD DECK	120		19.00	2,280
	FPL	O	FPL, FIREPLACE	1		3,766.00	3,766

TOTAL RCN	450,744
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1985 / 37
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$396,700