Key: 3383

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,263

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GARBER H CECILIA & ERIC S 15 NELSON ROAD SCITUATE, MA 02066	28-21-13-0	15 NELSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GARBER H CECILIA & ERIC S	07/07/2000	QS	226,000	(97735)
REED THOMAS G & LINNELL	08/11/1997	QS	140,000	(C00091869)
HAUGSTAD PETER F & JOANNE	04/10/1992	XX		(C00082802)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

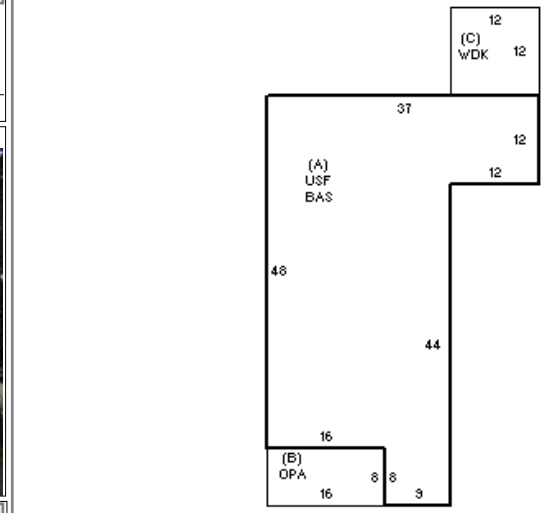
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS		06/14/2007	SJ	90	100
		3	ALTERATIONS		06/20/2006	SJ	85	90
		2	ADDITIONS		06/01/2005	SJ	85	85
03-282	05/29/2003	3	ALTERATIONS	97,500	07/21/2004	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,158	OS 1.00	100 1.00	100 1.00	440,000	3.89	100 1.00	R03 1.00			359,500

TOTAL	9,148 SF	ZONING		FRNT	44
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	359,500	326,800
BUILDING	473,400	427,100
DETACHED	0	0
OTHER	0	0
TOTAL	**832,900**	**753,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/27/2006

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/7/2014	SJ
LIST	5/7/2014	EST
REVIEW	4/7/2011	KT

YEAR BLT	1931	SIZE ADJ	1.000
NET AREA	2,832	DETAIL ADJ	1.176
$NLA(RCN)	$242	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,210
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,416	1931	246.51	349,062
A	USF	L	UPPER STORY FIN	1,416	1931	224.18	317,435
B	OPA	N	OPEN PORCH	128		56.65	7,251
C	WDK	N	WOOD DECK	144		42.24	6,083

TOTAL RCN	686,040

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$473,400