

Key: 3455

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.328

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OLD CAPE REALTY LLC PO BOX 11 DUXBURY, MA 02331				34-3-6-0				12 SEVENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OLD CAPE REALTY LLC				04/09/2015	F		1 (121693)				
FERREIRA JOHN T				01/01/1970	QS		(43843)				
MOORE EDWARD J				01/01/1946	XX		(C00009603)				

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	%
01-651	11/13/2001	3	ALTERATIONS		03/29/2004	PJB	100	100
99-22	01/22/1999	3	ALTERATIONS				100	100
92-869	01/11/1993	3	ALTERATIONS				100	100
92-869	12/21/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,720	OS 1.00	100	1.00	100	1.00	501,600	3.08	95	0.95	WV3 1.20	415,450

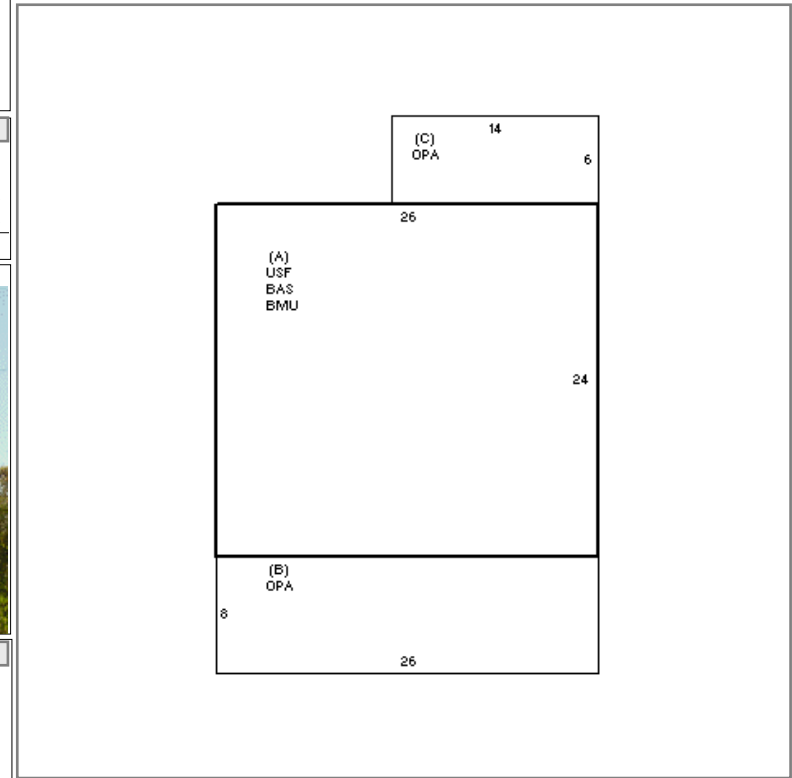
TOTAL	11,718 SF	ZONING	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE ... INFL3= FLOODING ISSUES	LAND	415,500	377,700		
Inf1	FACTOR 100		BUILDING	262,700	237,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	678,200	614,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/4/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1918	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,248	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		55.28	34,493
\$NLA(RCN)	\$305	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	624	1918	268.64	167,634
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	1918	244.30	152,445
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	292		51.50	15,038
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				INT FINISH	99	N/A	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	99	N/A	1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	380,729
STORIES	2	1.00	CONDITION ELEM	CD
ROOMS	6	1.00	EXTERIOR	
BEDROOMS	4	1.00	INTERIOR	
BATHROOMS	1	1.00	KITCHEN	
# 1/2 BATHS	0	1.00	BATHS	
TOT FIXTURES	3	\$2,880	HEAT	
# UNITS	1	1.00	ELECT	

EFF.YR/AGE	1972 / 50	COND	31	31 %
		FUNC	0	
		ECON	0	
		DEPR	31	% GD 69
		RCNLD		\$262,700