

Key: 3504

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.363

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WOLTERS PHILIP M & ISABELLE				33-7-31-0				16 CAIRO CIR			
16 CAIRO CIRCLE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				WOLTERS PHILIP M & ISABEL				11/08/1983	QS	106,500	(68478)
				HARRING BRADLEY J AND CAR				12/03/1979	XX		(C00062913)
				BURKHARDT GERARD P AND NA				01/01/1971	XX		(C00045112)

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	%
21-1479	11/22/2021	3	ALTERATIONS	62,000	06/30/2022	JD	100	100
18-571	08/28/2018	3	ALTERATIONS	14,000	07/24/2019	JD	100	100
90-277	05/31/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,097	SC 1.00	100	1.00	100	1.00	396,000	1.78	100	1.00	R04 0.90	341,390

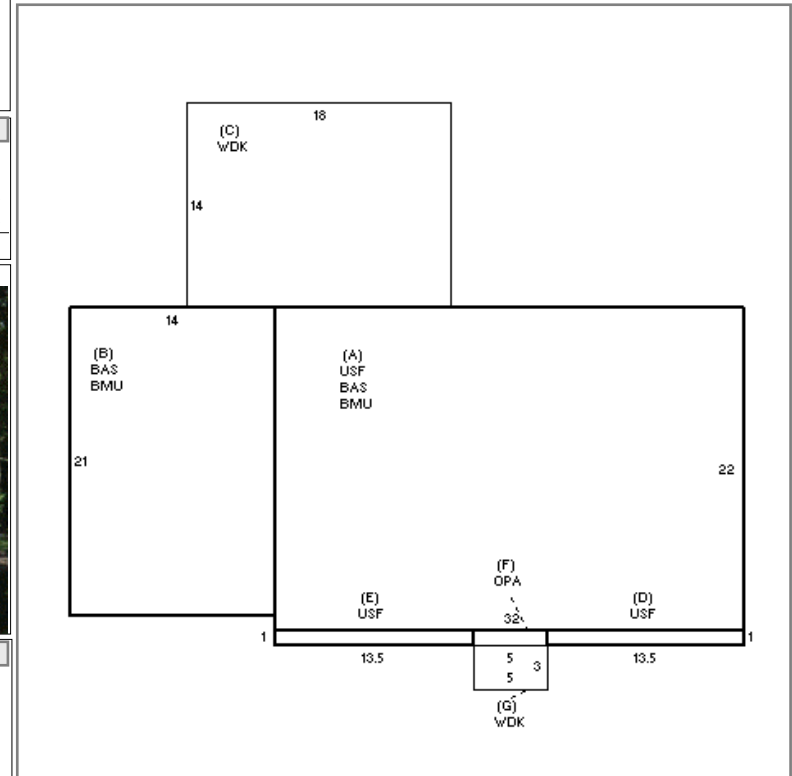
TOTAL	21,097 SF	ZONING	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M34	LAND	341,400	327,600		
Inf1	FACTOR 100		BUILDING	309,600	295,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	651,000	623,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	06/30/2022
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	7/24/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/24/2019	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/30/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,730	DETAIL ADJ	1.020
\$NLA(RCN)	\$271	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	1	1.00	
TOT FIXTURES	8	\$7,181	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	998		51.91	51,810
+	BAS	L	BASE AREA	998	1966	232.50	232,032
+	WDK	N	WOOD DECK	267		42.24	11,278
+	USF	L	UPPER STORY FIN	732	1966	211.43	154,768
F	OPA	N	OPEN PORCH	5		56.76	284
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	469,156	
CONDITION ELEM		CD
EXTERIOR		A
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	\$309,600	