

Key: 3714

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.535

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WAMSLEY JANET S 12 IRVING ROAD SCITUATE, MA 02066				34-21-13-0				12 IRVING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WAMSLEY JANET S				11/10/1987	QS			(76263)			
WAMSLEY JANET S & CONWAY				01/01/1977	XX			(C00056878)			
HOLLAND DOUGLAS T & MARY				01/01/1976	XX			(C00055102)			

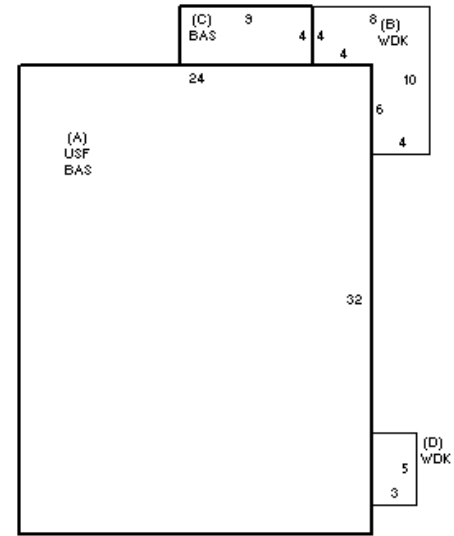
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	OS 1.00	100	1.00	440,000	4.42	100	1.00	R03	1.00	357,040

DETACHED

TOTAL	8,000 SF	ZONING		FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	357,000	324,600			
Inf1	FACTOR 100		BUILDING	135,300	127,000			
Inf2	PHY 100		DETACHED	2,400	2,300			
			OTHER	0	0			
TOTAL				494,700	453,900			



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 70 0.30			180	43.80	2,400



BLDG COMMENTS
FY12 STYLE CHANGE FROM COLONIAL TO CONVENTIONAL PER FIELD REVIEW.

LAND

YEAR BLT	1924	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	375,768
NET AREA	1,572	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	804	1924	241.27	193,984	CONDITION ELEM	CD
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	768	1924	219.41	168,509	EXTERIOR	
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	+	WDK	N	WOOD DECK	71		38.39	2,726	INTERIOR	
STORIES	2	1.00	ROOF COVER	1.00	1	ASPH SHINGLES	1.00	FPL	O	FIREPLACE	1		7,813.00	7,813	KITCHEN		
ROOMS	8	1.00	FLOOR COVER	1.00	2	SOFTWOOD	1.00								BATHS		
BEDROOMS	4	1.00	INT FINISH	1.00	1	PLASTER	1.00								HEAT		
BATHROOMS	1	1.00	HEATING/COOLING	1.00	1	FORCED AIR	1.00								ELECT		
# 1/2 BATHS	0	1.00	FUEL SOURCE	1.00	99	N/A	1.00										
TOT FIXTURES	3	\$2,736															
# UNITS	1	1.00															
																EFF.YR/AGE	1952 / 70
																COND	64 64%
																FUNC	0
																ECON	0
																DEPR	64 % GD 36
																RCNLD	\$135,300