Key: 3849

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,668

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHEELER JOSEPH & NANCY E 16 STANDISH AVENUE SCITUATE, MA 02066	34-11-19-0	16 STANDISH AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHEELER JOSEPH & NANCY E	09/02/1982	QS	39,300	5202-212
SEGHEZZI ALBERT F AND MAR	01/01/1977	XX		4197-303
CONTE ANTONY AND JOSEPHIN	01/01/1970	XX		3520-514

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

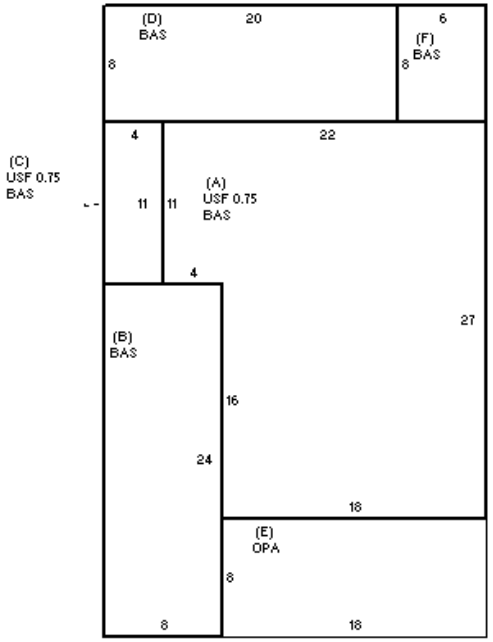
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-309	05/31/2006	2	ADDITIONS	50,000	06/19/2006	SJ	100	100
06-039	05/31/2006	2	ADDITIONS	50,000	06/20/2007	SJ	100	100
88-298	06/01/1988	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100 1.00	100 1.00	440,000	6.92	100 1.00	R08 1.00			349,460

TOTAL	5,000 SF	ZONING		FRNT	51
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	165,500	154,000
DETACHED	6,900	6,500
OTHER	0	0
TOTAL	**521,900**	**478,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90		1988	140	13.34	1,700
WSH	L 0.80	50 0.50		1988	400	25.92	5,200

PHOTO 10/21/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/13/2015	SJ
LIST	4/13/2015	EST
REVIEW	4/6/2011	ER

BLDG COMMENTS

FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW. STYLE CHANGE FROM CAPE TO CONV PER FIELD REVIEW.

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,405	DETAIL ADJ	1.198
$NLA(RCN)	$268	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,792
# 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	2	SOFTWOOD	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
+	BAS	L	BASE AREA	974	1940	260.37	253,598
+	USF	L	UPPER STORY FIN	431	1940	236.77	102,050
E	OPA	N	OPEN PORCH	144		51.50	7,416
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	376,095
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66		
COND	56	56 %	
FUNC	0		
ECON	0		
DEPR	56	% GD	44
RCNLD			$165,500