

Key: 3867

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.687

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CURRENT OWNER				PARCEL ID				LOCATION			
GORMAN EDWARD L & ROBIN F 12 FOURTH AVENUE SCITUATE, MA 02066				34-7-9-0				12 FOURTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GORMAN EDWARD L & ROBIN F				01/02/1996	QS	124,900		(89062)			
MEHEGAN PETER C				01/03/1984	XX			68754-0			
MEHEGAN MARY H				01/01/1971	XX			(C00045611)			

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		10/14/2009	PL	100	100

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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	440,000	6.92	100	1.00	R08	1.00	349,460

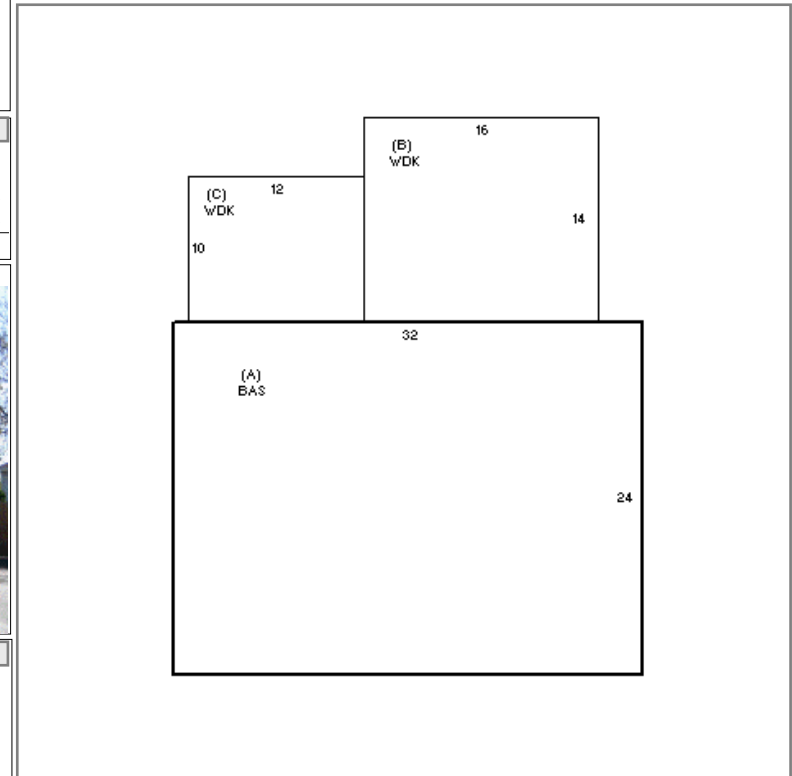
TOTAL	5,009 SF	ZONING		FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	LAND	349,500	317,700			
Inf1	FACTOR 100		BUILDING	127,100	114,700			
Inf2	PHY 100		DETACHED	400	300			
			OTHER	0	0			
				<b>TOTAL</b>	<b>477,000</b>	<b>432,700</b>		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	10/14/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/14/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	768	DETAIL ADJ	0.807
\$NLA(RCN)	\$240	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,937	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	768	1952	210.60	161,743
EXT COVER	4	VINYL	1.00	+	WDK	N	WOOD DECK	344		38.40	13,210
ROOF SHAPE	1	GABLE	1.00	F11	O	FPL 1S 10P		1		7,281.00	7,281
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	14	COMB	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	184,171
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	\$127,100