

Key: 3905

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.724

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WIERZBOWSKI GEORGE K & WENDELL BATES 12 FIRST AV SCITUATE, MA 02066				34-10-6-0				12 FIRST AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WIERZBOWSKI GEORGE K & WIERZBOWSKI GEORGE K TR & WIERZBOWSKI GEORGE K &				04/06/2021	F	10 (131803)		10 (130151)			
				05/06/2020	F	10 (130151)		10 (122617)			
				10/27/2015	QS	650,000					

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	%
21-1383	10/29/2021	2	ADDITIONS	203,000	04/25/2022	JD	100	60
21-459	05/03/2021	3	ALTERATIONS	80,700	07/20/2021	JD	100	100
19-358	05/15/2019	3	ALTERATIONS	4,500	07/25/2019	JD	100	100
12-693	11/07/2012	2	ADDITIONS	117,550	07/16/2013	SJ	100	100
		2	ADDITIONS		06/06/2005	SJ	100	100

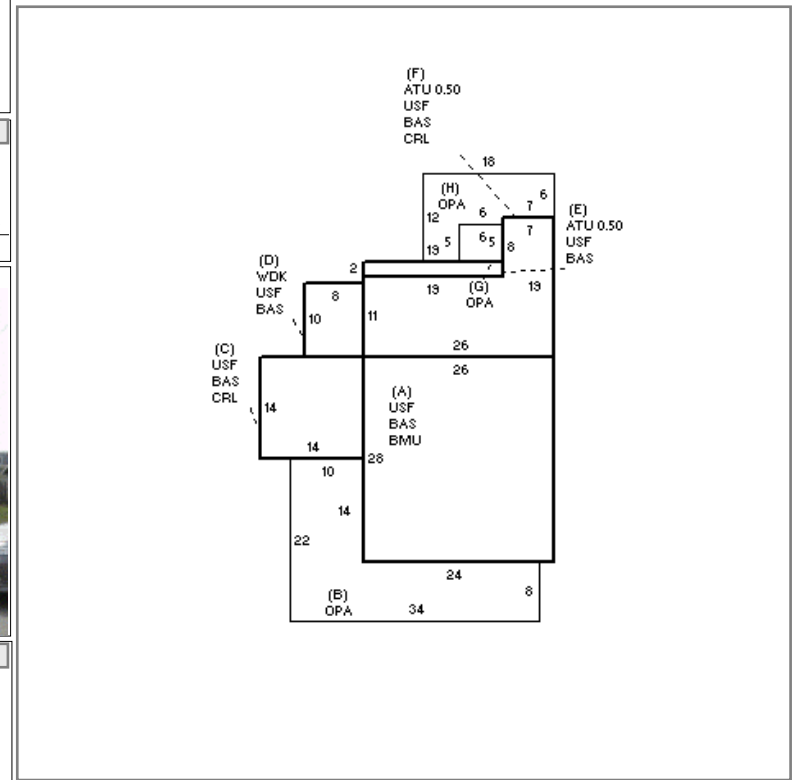
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100 1.00	100 1.00	440,000	3.58	100 1.00	R08	1.00		361,190

TOTAL	10,019 SF	ZONING		FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400			
Inf1	FACTOR 100		BUILDING	793,600	709,300			
Inf2	PHY 100		DETACHED	12,900	12,300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,167,700</b>	<b>1,050,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 30 0.70	20 X 18		360	51.11	12,900



BUILDING	CD	ADJ	DESC	MEASURE	4/25/2022	JD
MODEL	1		RESIDENTIAL	LIST	4/25/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/25/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	2,768	DETAIL ADJ	1.236
\$NLA(RCN)	\$290	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	11	\$11,965
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	728		48.76	35,500
+	USF	L	UPPER STORY FIN	1,070	1925	236.40	252,944
+	OPA	N	OPEN PORCH	586		56.65	33,197
+	CRL	N	BSMT CRAWL	538		10.89	5,858
C	BAS	L	BASE AREA	196	2012	259.95	50,950
C	USF	L	UPPER STORY FIN	196	2012	236.40	46,334
D	BAS	L	BASE AREA	80	2022	259.94	20,796
+	USF	L	UPPER STORY FIN	118	2022	236.40	27,895
D	WDK	N	WOOD DECK	80		42.24	3,379
+	BAS	L	BASE AREA	766	1925	259.95	199,121
+	ATU	N	ATTIC UNF	190		40.70	7,733
F	BAS	L	BASE AREA	342	2005	259.95	88,903
F21	O		FPL 2S 1OP	1		9,062.90	9,063
GEN	O		GENERATOR	1		0.00	
GFP	O		GAS FIREPLACE	1		6,111.60	6,112
ODS	O		OUT DOOR SHOWER	1		1,823.80	1,824

TOTAL RCN	801,572
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$793,600