

Key: 4021

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.839

LEGAL

LAND

DETACHED

BUILDING

INDING

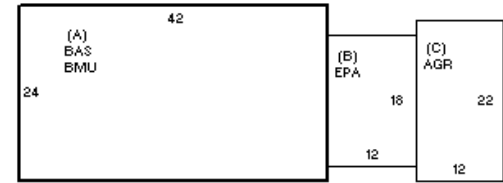
CURRENT OWNER				PARCEL ID				LOCATION			
WHEELER DEBORAH S 49 JAMES WAY SCITUATE, MA 02066				38-5-27-0				49 JAMES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHEELER DEBORAH S				09/16/2011	QS	312,500	(116510)				
DONELAN CAROL SUE				10/08/2002	QS		(102162)				
SMITH MARY E & ESTEN G V				01/01/1970	XX		43892-0				

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 %

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,601	SC 1.00	100	1.00	396,000	2.35	100	1.00	R03	0.90	333,920

TOTAL	15,601 SF	ZONING	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	333,900	320,400		
Infl1	FACTOR 100		BUILDING	205,900	185,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	539,800	506,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/17/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/17/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	298,477	
NET AREA	1,008	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		47.03	47,402	CONDITION ELEM	CD	
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,008	1956	206.34	207,991	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	216		90.20	19,483	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	264		53.94	14,239	KITCHEN		
				FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS			
				INT FINISH	1	PLASTER	1.00								HEAT			
				HEATING/COOLING	2	HOT WATER	1.02								ELECT			
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$205,900