

Key: 4073

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.891

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DAMICO RICHARD J JR & SUSAN H 16 JAMES WAY SCITUATE, MA 02066				38-9-2-0				16 JAMES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DAMICO RICHARD J JR & SUS				01/21/1999	QS	233,000		(94827)			
SINEY STEPHEN C & EVELYN				01/01/1952	XX			15605-0			

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	%
07-013		2	ADDITIONS	90,000	07/14/2008	SJ	60	100
07-013	01/05/2007	2	ADDITIONS	90,000	06/25/2007	SJ	100	100
90-147	04/11/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,000	SC 1.00	100	1.00	100	1.00	396,000	2.61	100	1.00	R03 0.90	331,560

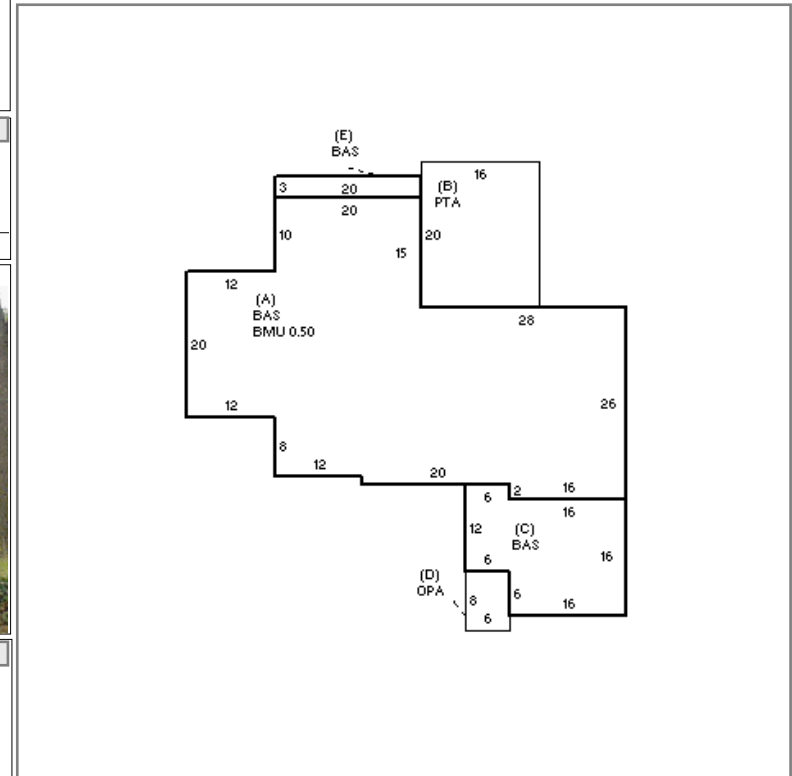
TOTAL	13,983 SF	ZONING	SCITUATE	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	331,600	318,200			
Inf1	FACTOR 100		BUILDING	359,800	320,100			
Inf2	PHY 100		DETACHED	1,100	1,100			
			OTHER	0	0			
			TOTAL	692,500	639,400			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		90	15.29	1,100



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/14/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/5/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,100	DETAIL ADJ	0.867
\$NLA(RCN)	\$223	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,578	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	856		54.37	46,539
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,712	1950	190.59	326,283
ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	320		16.39	5,245
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	388	2007	190.59	73,948
FLOOR COVER	14	COMB	1.00	D	OPA	N	OPEN PORCH	48		56.65	2,719
INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 10P	1		8,009.10	8,009
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	467,321
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$359,800