

Key: 4096

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.914

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WELLS HANNAH E LE & WELLS CAROLINE BRIGGS TR 12 THOMAS AVENUE SCITUATE, MA 02066				38-7-35-0				12 THOMAS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELLS HANNAH E LE & WELLS CAROLINE BRIGGS TRU				01/07/2013	F		1 (118512)				
BRIGGS LLOYD G				09/06/2002	A		1 (101990)				
				06/13/1990	XX		1 (C00080229)				

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 %
03-732	12/02/2003	2	ADDITIONS				100 100

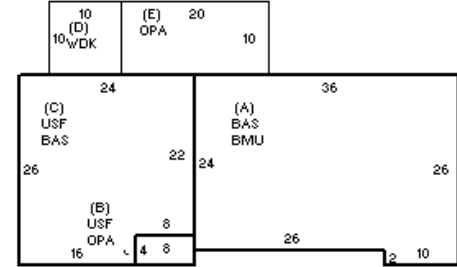
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	SC 1.00	100	1.00	100	1.00	396,000	3.58	100	1.00	R03 0.90	325,070

TOTAL	10,019 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	325,100	311,900
Inf1	FACTOR 100		BUILDING	354,800	329,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					679,900	641,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/21/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-RANCH TO COL

INDING

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	479,476
NET AREA	2,100	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		48.92	43,245		
\$NLA(RCN)	\$228	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	884	1951	199.84	176,657		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	232		51.50	11,948	
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	624	2004	181.73	113,401		
ROOMS	7	1.00		FLOOR COVER	14	COMB	1.00	C	BAS	L	BASE AREA	592	2004	199.84	118,304		
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	100		38.40	3,840		
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00	F11	O		FPL 1S 1OP	1		7,281.00	7,281		
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	6	\$4,800															
# UNITS	1	1.00															
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$354,800