

Key: 4265

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.046

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COLEMAN JAMIE 153 HINCKLEY RD MILTON, MA 02186				45-7-13-0				12 MAPLE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLEMAN JAMIE				12/09/2016	QS	350,000	47855-77				
GREEN LYDIAN				11/04/2011	S	195,000	40546-342				
RBS CITIZENS NATIONAL ASS				09/02/2010	L	200,000	38932-121				

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	%
17-297	05/19/2017	3	OTHERS		05/23/2023	JD	100	100
14-359	07/03/2014	3	ALTERATIONS	20,000	07/26/2017	SJ	100	100
94-544	10/28/1994	3	ALTERATIONS	14,000	08/06/2015	SJ	100	100
91-648	11/15/1991	3	ALTERATIONS				100	100

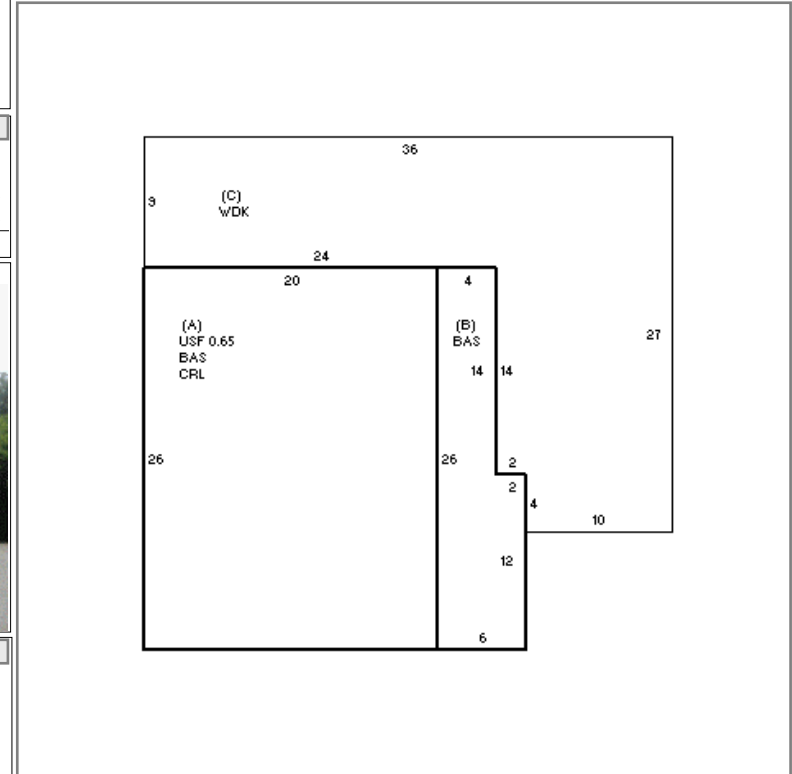
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,068	OS 1.00	100	1.00	100	1.00	440,000	2.78	100	1.00	R03 1.00	366,810

TOTAL	13,068 SF	ZONING	C/W 12 IN M39	FRNT	92	ASSESSED	LAND 366,800 BUILDING 199,800 DETACHED 1,700 OTHER 0 TOTAL 568,300	CURRENT	333,500 96,400 1,500 0 431,400	PREVIOUS	
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70 16X12		192	12.38	1,700	05/23/2023



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	986	DETAIL ADJ	1.224
\$NLA(RCN)	\$317	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.65	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,938
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	520		13.30	6,917
A	USF	L	UPPER STORY FIN	338	1900	266.79	90,174
+	BAS	L	BASE AREA	648	1900	293.37	190,102
C	WDK	N	WOOD DECK	532		38.40	20,429
	ODS	O	OUT DOOR SHOWER	1		1,642.00	1,642

TOTAL RCN	312,202
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$199,800