

Key: 4365

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.136

LEGAL

LAND

DETACHED

BUILDING

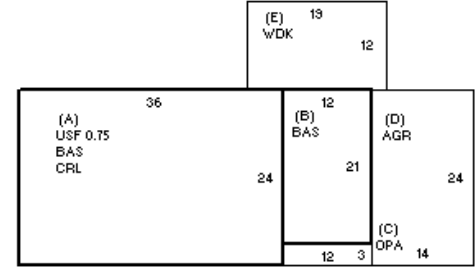
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| ASHWORTH ANDREW 16 WILLIAMS AV SCITUATE, MA 02066 | | | | 39-10-2-0 | | | | 16 WILLIAMS AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ASHWORTH ANDREW | | | | 11/30/2020 | QS | 662,000 | 53906-274 | | | | |
| CALLAHAN BRIAN P & LAURA | | | | 08/20/2018 | QS | 499,900 | 50190-295 | | | | |
| NAPIER CHARLES D & | | | | 06/30/1989 | QS | 175,000 | 9222-306 | | | | |

| 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 | % |
| 19-554 | 07/31/2019 | 2 | ADDITIONS | 33,000 | 07/07/2020 | JD | 100 | 100 |
| 88-372 | 07/01/1988 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 10,000 | OS 1.00 | 100 | 1.00 | 440,000 | 3.58 | 100 | 1.00 | R03 | 1.00 | 361,190 |

| TOTAL | 10,000 SF | ZONING | FRNT | 233 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | | | LAND | 361,200 | 328,400 |
| Infl1 | FACTOR 100 | | BUILDING | 366,200 | 329,600 | | |
| Infl2 | PHY 100 | | DETACHED | 5,000 | 4,700 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 732,400 | 662,700 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 6 X 10 | | 60 | 17.03 | 700 |
| SHF | G | 1.20 | 10 0.90 12 X 16 | | 192 | 14.86 | 2,600 |
| PTD | A | 1.00 | 10 0.90 20 X 11 | | 220 | 8.48 | 1,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/1/2019 | JD |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/1/2019 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 7/7/2020 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

MLS

| YEAR BLT | 1974 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 435,931 | |
|--------------|-------|------------|---------|-----------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-------------------|------------|--|
| NET AREA | 1,764 | DETAIL ADJ | 1.100 | FOUNDATION | 3 | CONT WALL | 1.00 | A | CRL | N | BSMT CRAWL | 864 | | 11.00 | 9,502 | CONDITION ELEM CD | | |
| \$NLA(RCN) | \$247 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 648 | 1974 | 206.65 | 133,911 | EXTERIOR | A | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,116 | 1974 | 227.24 | 253,603 | INTERIOR | G | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | OPA | N | OPEN PORCH | 36 | | 51.50 | 1,854 | KITCHEN | G | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | D | AGR | N | ATT GARAGE | 336 | | 49.48 | 16,625 | BATHS | G | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | E | WDK | N | WOOD DECK | 228 | | 38.40 | 8,755 | HEAT | U | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | F11 | O | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 | ELECT | U | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | |
| STORIES | | 1.75 | 1.00 | | | | | | | | | | | | | | | |
| ROOMS | | 6 | 1.00 | | | | | | | | | | | | | | | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | | |
| BATHROOMS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| # 1/2 BATHS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| TOT FIXTURES | | 5 | \$4,400 | | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2006 / 16 | |
| | | | | | | | | | | | | | | | | COND | 16 16 % | |
| | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | DEPR | 16 % GD 84 | |
| | | | | | | | | | | | | | | | | RCNLD | \$366,200 | |