

Key: 4450

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.217

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
WETZEL CRAIG & ALLISON E				39-22-2-B				18 PARK AV				
18 PARK AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				WETZEL CRAIG & ALLISON E				05/15/2017	QS	400,000	48422-235	
				HIMMER RONALD G & MARJORY				05/20/2010	F	1	38542-210	
				HIMMER RONALD G & MARJORY				06/18/1987	QS	167,500	7794-122	

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	%
10-262	06/18/2010	3	ALTERATIONS	6,000	07/14/2010	SJ	100	100

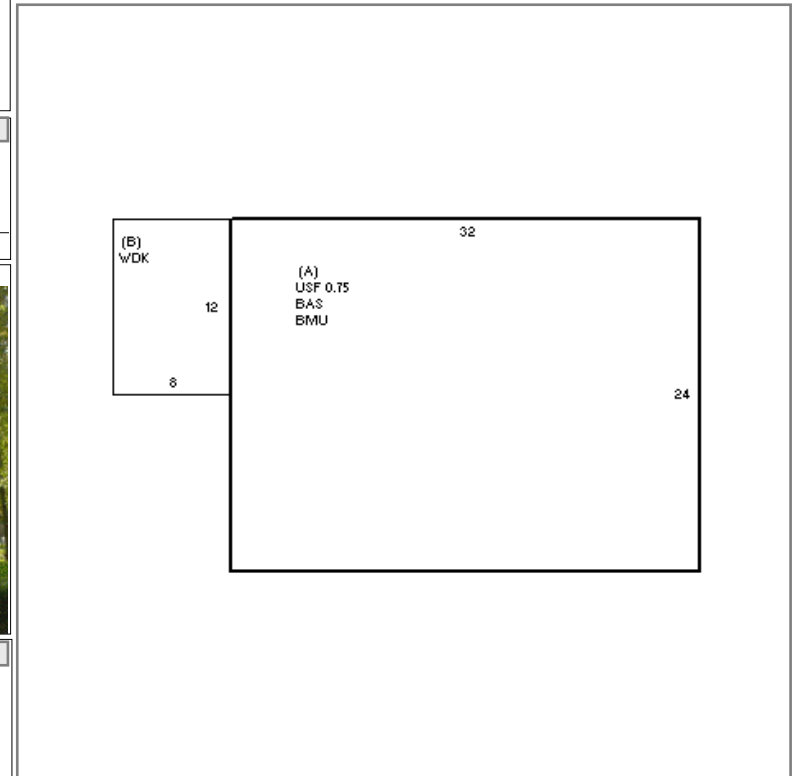
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,000 SF	ZONING	FRNT	245	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	269,100	239,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	630,300	567,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/14/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	368,679
NET AREA	1,344	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349	CONDITION ELEM	CD
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	768	1977	241.62	185,563	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1977	219.73	126,562	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	96		38.40	3,686	KITCHEN	
				FLOOR COVER	14	COMB	1.00	F21	O	O	FPL 2S 10P	1		8,239.00	8,239	BATHS	
				INT FINISH	2	DRYWALL	1.00									HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	99	N/A	1.00										
																EFF.YR/AGE	1980 / 42
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$269,100