

Key: 4496

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.260

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| WALKINS MARK B & SUSAN S/O WALKINS B MARK 54 SCITUATE AV SCITUATE, MA 02066 | | | | 39-12-2-0 | | | | 54 SCITUATE AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| WALKINS B MARK | | | | 03/30/2023 | H | 1 | 57783-215 | | | | |
| WALKINS MARK B & SUSAN | | | | 08/15/2001 | F | 100 | 20367-330 | | | | |
| WALKINS MARK B | | | | 10/29/1984 | XX | | 5841-313 | | | | |

| 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 | % |
| 03-064 | 02/21/2003 | 2 | ADDITIONS | | 02/24/2004 | PJB | 100 | 100 |
| 02-467 | 08/19/2002 | 3 | ALTERATIONS | | | | 100 | 100 |
| 89-79 | 03/07/1989 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 7,400 | OS 1.00 | 100 | 1.00 | 440,000 | 4.76 | 100 | 1.00 | R03 | 1.00 | 355,690 |

| TOTAL | 7,400 SF | | ZONING | FRNT | 50 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--|------------------|--------------|---------|----------------|----------------|----------|
| Ngh | OCEANSIDE | | N O T E | IN M40 | | LAND | 355,700 | 323,400 |
| Inf1 | FACTOR 100 | | | BUILDING | 168,500 | 158,200 | | |
| Inf2 | PHY 100 | | | DETACHED | 5,900 | 5,600 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | | 530,100 | 487,200 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| DGF | A | 1.00 | 70 0.30 | | 396 | 49.45 | 5,900 |



BLDG COMMENTS
FY12 FR- COLONIAL TO CONV

| BUILDING | CD | ADJ | DESC | MEASURE | 9/28/2010 | PL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/28/2010 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 4/1/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1918 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,488 | DETAIL ADJ | 1.224 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 149 | | 51.79 | 7,716 |
| \$NLA(RCN) | \$314 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 595 | | 72.69 | 43,252 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 744 | 1918 | 262.41 | 195,230 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 744 | 1918 | 238.63 | 177,540 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | B | EPA | N | ENCLOSED PORCH | 216 | | 90.20 | 19,483 |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | C | WDK | N | WOOD DECK | 288 | | 38.40 | 11,059 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | FPL | O | | FIREPLACE | 1 | | 7,813.00 | 7,813 |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |

| TOTAL RCN | 467,968 | |
|-------------------|-----------|---------|
| CONDITION ELEM CD | | |
| EXTERIOR | | |
| INTERIOR | | |
| KITCHEN | | |
| BATHS | | |
| HEAT | | |
| ELECT | | |
| EFF.YR/AGE | 1952 / 70 | |
| COND | 64 | 64 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 64 | % GD 36 |
| RCNLD | \$168,500 | |

| | |
|----------|----|
| (C) WDK | 12 |
| 24 | |
| (A) USF | |
| BAS | |
| BMF 0.80 | |
| BMU 0.20 | 31 |
| (B) EPA | 3 |