

Key: 4562

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.326

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHIELDS JOAN M TR & CECCA EILEEN C TR 97 HAMPDEN DR, UNIT 2-C NORWOOD, MA 02062				40-6-10-0				55 BROCKTON AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHIELDS JOAN M TR & SHIELDS JOAN M TR & SHIELDS JOAN M				12/05/2016	F	1 (124474)					
				09/02/2015	F	1 (122379)					
				09/01/2004	G	424,125 (106018)					

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	%
89-533	09/25/1989	7 3	OTHERS ALTERATIONS		05/09/2006	SJ	100	100

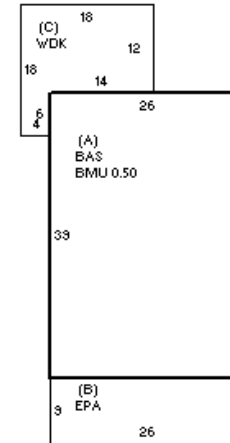
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,889	OS 1.00	100	1.00	440,000	2.82	100	1.00	R08	1.00	366,500

TOTAL	12,889 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	LOTS 40-6-10-A COMBINED WITH 40-6-10 IN 2007 - 10-A INACTIVE		LAND	366,500	333,200
Infl1	FACTOR 100		BUILDING	101,200	95,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>467,700</b>	<b>428,200</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/20/2003

BLDG COMMENTS  
FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW. STYLE CHANGE FROM RANCH TO COTT/BUNG PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	9/29/2010	RD
MODEL	1		RESIDENTIAL	LIST	9/29/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,014	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	507		60.24	30,544
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,014	1920	207.87	210,785
				ROOF SHAPE	2	HIP	1.00	B	EPA	N	ENCLOSED PORCH	234		90.20	21,107
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	240		38.40	9,216
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	O	FPL 1S 10P	1		7,281.00	7,281
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	281,033
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	\$101,200