

Key: 4775

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.527

LEGAL

CURRENT OWNER					PARCEL ID				LOCATION				
NEWCOMB KELLIE A & STEVEN D PO BOX 516 HUMAROCK, MA 02047					40-3-15-0				15 SPAULDING AV				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)					
NEWCOMB KELLIE A & STEVEN					11/03/2022	QS	360,500	57390-210					
HARTFORD KENNETH ROBERT T					03/07/2013	F	1	42771-97					
HARTFORD KENNETH ROBERT &					03/07/2013	F	1	42771-72					

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	%
	07/25/2023	7	OTHERS				0	0

LAND

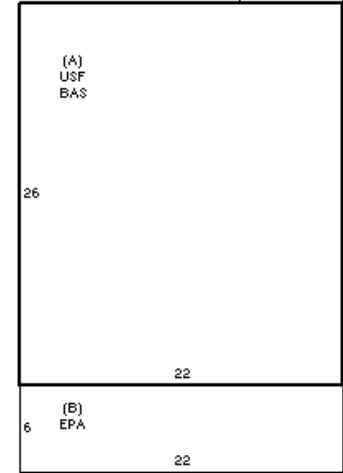
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,014	OS 1.00	100	1.00	100	1.00	440,000	11.25	100	1.00	R08 1.00	342,520

TOTAL	3,006 SF	ZONING	FRNT	35	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	.REMOVED INFL3 (FY12)		LAND	342,500	311,400
Infl1	FACTOR 100		BUILDING	50,600	47,500		
Infl2	PHY 100		DETACHED	2,200	1,300		
			OTHER	0	0		
					TOTAL	395,300	360,200

(D) 7 3
wDK
(C) 7 3
OPA

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	+	1.10	10 0.90	18X10	2023	180	13.80	2,200



BUILDING	CD	ADJ	DESC	MEASURE	7/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/25/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	10/10/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

BUILDING

YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	281,187		
NET AREA	1,144	DETAIL ADJ	1.020	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	572	1915	233.94	133,812	CONDITION ELEM	CD		
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	572	1915	212.74	121,688	EXTERIOR	P		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	132		90.20	11,906	INTERIOR	P		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	21		51.52	1,082	KITCHEN	P		
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	21		38.38	806	BATHS	P		
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	HEAT	O		
				HEATING/COOLING	13	NONE	0.85									ELECT	O		
				FUEL SOURCE	8	NONE	1.00												
																		EFF.YR/AGE	1953 / 69
																		COND	62 %
																		FUNC	20 structural
																		ECON	0
																		DEPR	82 % GD 18
																		RCNLD	\$50,600