

Key: 479

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 422

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAWYER RICHARD E & THERESA B S/O LAWYER RICHARD E & 12 BARRINGTON WAY SCITUATE, MA 02066				36-3-2-0				12 BARRINGTON WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAWYER RICHARD E & LAWYER RICHARD E & THERES FASSNACHT BARBARA A				04/04/2023 12/31/1993 01/01/1979	F A XX	10 155,500 4527-58	57796-34 12554-92 4527-58				

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	%
89-203	05/05/1989	3 6	ALTERATIONS CYCL GROWTH				100 100	100 100

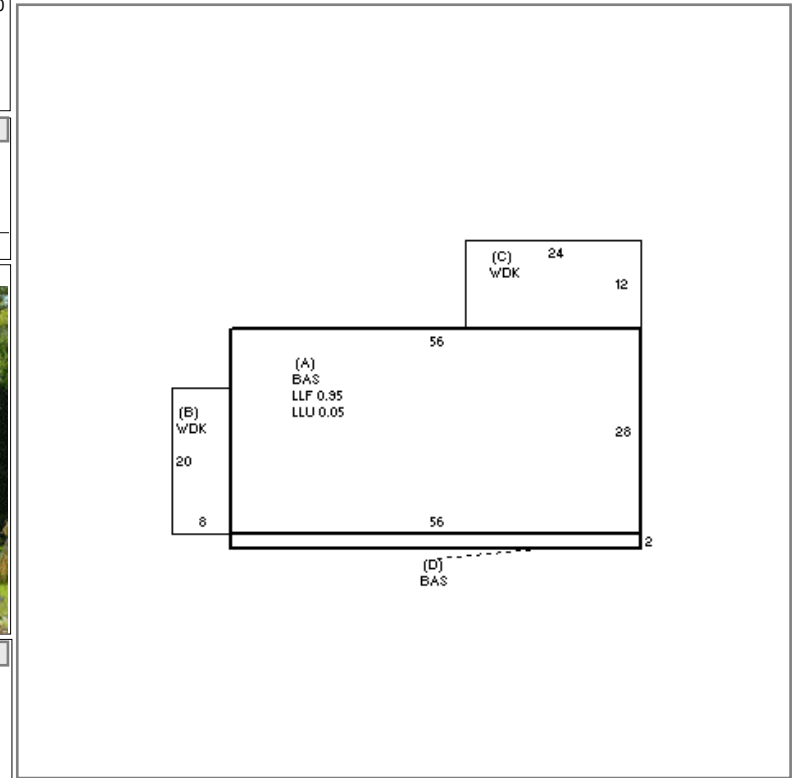
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.028	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	550

TOTAL	41,200 SF		ZONING	FRNT	371		ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E			LAND	404,600	367,800	
Inf1	FACTOR 100			BUILDING	416,400	370,700			
Inf2	PHY 100			DETACHED	300	300			
				OTHER	0	0			
						<b>TOTAL</b>	<b>821,300</b>	<b>738,800</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		300	1.10	300



BLDG COMMENTS  
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	5/20/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,170	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	78		55.44	4,324
\$NLA(RCN)	\$178	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	1,490	1960	131.70	196,229
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	448		38.40	17,203
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,680	1960	190.93	320,769
				FLOOR COVER	99	N/A	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347
				INT FINISH	99	N/A	1.00		KIT	O	XTRA KITCHEN	1		6,514.00	6,514
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	562,730	
CONDITION ELEM CD		
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE 1985 / 37		
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$416,400	