

Key: 5126

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.872

LEGAL

LAND

DETACHED

BUILDING

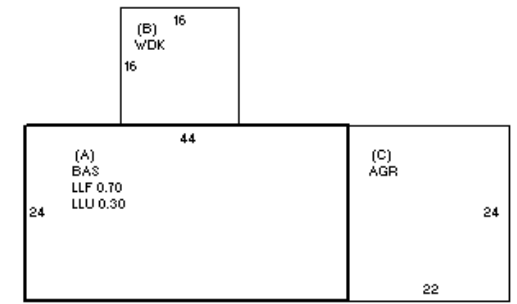
CURRENT OWNER				PARCEL ID				LOCATION			
HIRES FARRELL JOYCE E TR 16 MANOR RD SCITUATE, MA 02066				38-2-25-F				16 MANOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HIRES FARRELL JOYCE E TR				12/01/2017	F	1 49251-89					
FARRELL JOYCE H				06/13/1988	QS	8510-222					
FARRELL HUGH M AND JOYCE				01/01/1968	XX	3385-194					

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 %

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,300	SC 1.00	100	1.00	396,000	1.56	100	1.00	R03	0.90	345,440

TOTAL	24,300 SF	ZONING	FRNT 203	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M33	LAND	345,400	331,500	
Infl1	FACTOR 100		BUILDING	282,600	251,400	
Infl2	PHY 100		DETACHED	0	0	
			OTHER	0	0	
			TOTAL	628,000	582,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/7/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/7/2015	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	381,869		
NET AREA	1,795	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	317		59.12	18,740	CONDITION ELEM	CD		
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	739	1959	140.45	103,791	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,056	1959	203.62	215,023	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	256		38.40	9,830	KITCHEN			
				FLOOR COVER	14	COMB	1.00	C	AGR	N	ATT GARAGE	528		43.53	22,982	BATHS			
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$282,600