

Key: 5176

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.921

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SNELL ROBERT P & NELSON DEBORAH 15 WILSHIRE DR SCITUATE, MA 02066				45-1-14-0				15 WILSHIRE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SNELL ROBERT P & YOUNG THOMAS H				09/26/1991	QS	205,000	10499-144				
DUGUID LAVERNE E JR & DOR				07/19/1977	XX		4302-452				
				01/01/1969	XX		3489-205				

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 %
02-195	04/18/2002	3	ALTERATIONS				100 100
01393	07/24/2001	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

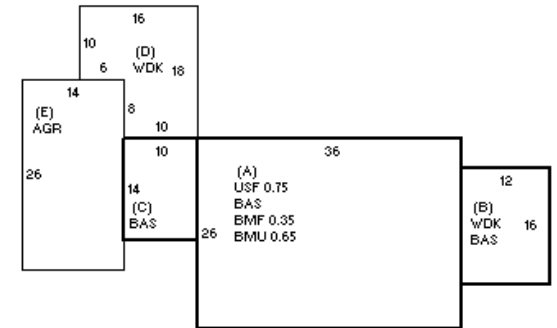
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,151	OS 1.00	100	1.00	100	1.00	440,000	1.86	100	1.00	R03 1.00	377,960

TOTAL	20,151 SF	ZONING	FRNT	142	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	378,000	343,600
Infl1	FACTOR 100		BUILDING	386,700	343,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	764,700	687,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2014	SJ
MODEL	1		RESIDENTIAL	LIST	10/5/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- GOOD TO AVG

G

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	522,526		
NET AREA	1,970	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	608		48.08	29,232	CONDITION ELEM	CD		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	328		67.49	22,137	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1960	202.22	141,961	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,268	1960	222.37	281,969	KITCHEN			
				FLOOR COVER	34	COMB	1.00	+	W/DK	N	WOOD DECK	432		38.40	16,589	BATHS			
				INT FINISH	1	PLASTER	1.00	E	AGR	N	ATT GARAGE	364		48.20	17,545	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00	FPL	O	O	FIREPLACE	1		7,813.00	7,813	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	\$386,700