


CURRENT OWNER						PARCEL ID						LOCATION						
FITZGERALD REGINA M TR 19 WILSHIRE DR SCITUATE, MA 02066						45-1-13-0						19 WILSHIRE DR						
						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
						FITZGERALD REGINA M TR						05/22/2014		F	100		44340-77	
						FITZGERALD JARED E & REGI						05/30/1996		QS	215,000		14396-234	
ALLEN ROBERT & DOROTHY TR						08/04/1992		XX			11163-31							
CD	T	AC/SF/UN		Nqh	Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	20,100		OS 1.00	100	1.00	100	1.00	440,000	1.86	100	1.00	R03 1.00			377,88		

TOTAL	20,100 SF	ZONING	FRNT	118	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	377,900	343,500
Inf1	FACTOR 100		BUILDING	338,500	317,300		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	717,600	661,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/27/2003
SHF	A	1.00	20 0.80		100	14.74	1,200		

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2014	SJ	BDDG COMMENTS
MODEL	1		RESIDENTIAL				FY12 FR- CAPE TO COLONIAL
STYLE	5	1.00	COLONIAL [100%]	LIST	10/5/2014	EST	
QUALITY	+	1.10	AVG +/-GOOD - [100%]				
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	3/28/2011	ER	

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	451,321
NET AREA	1,586	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		56.36	43,284	CONDITION ELEM	CD
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	622	1973	211.29	131,424	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	964	1973	232.34	223,980	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	EPA	N	ENCLOSED PORCH	140		99.22	13,891	KITCHEN	
				FLOOR COVER	14	COMB	1.00	F	AGR	N	ATT GARAGE	528		47.88	25,280	BATHS	
				INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00								ELECT		
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		5	\$4,400														
# UNITS		1	1.00														