Key: 5183

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,928

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FINNIGAN JOSEPH J & LISA S/O FINNEGAN JOSEPH J & LISA A 16 WILSHIRE DR SCITUATE, MA 02066	45-1-7-0	16 WILSHIRE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FINNEGAN JOSEPH J & LISA	08/24/2023	F	100	58215-176
FINNIGAN JOSEPH J & LISA	01/05/2018	QS	579,000	49381-55
ROWE HOBART R & ELINOR D	01/01/1978	QS		4285-59

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	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,191	OS 1.00	100 1.00	100 1.00	440,000	1.51	100 1.00	R03 1.00			385,040

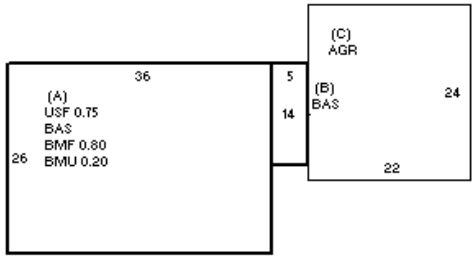
TOTAL	25,191 SF	ZONING		FRNT	115
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	385,000	350,000
BUILDING	389,200	346,200
DETACHED	900	900
OTHER	0	0
TOTAL	**775,100**	**697,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	V 1.50	10 0.90			70	14.22	900

PHOTO 10/27/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/6/2014	SJ
LIST	10/6/2014	EST
REVIEW	3/28/2011	ER

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,708	DETAIL ADJ	1.133
$NLA(RCN)	$285	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,438
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	187		48.08	8,991
A	BMF	N	BSMT FINISH-SEP	749		67.49	50,552
A	USF	L	UPPER STORY FIN	702	1960	214.16	150,337
+	BAS	L	BASE AREA	1,006	1960	235.49	236,906
C	AGR	N	ATT GARAGE	528		43.53	22,982
	F22	O	FPL 2S 2OP	1		11,305.00	11,305

TOTAL RCN	486,511

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2002 / 20	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$389,200