

Key: 5184

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.929

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRY ROBERT E & DANIELLE P 8 WILSHIRE DR SCITUATE, MA 02066				45-1-6-0				8 WILSHIRE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRY ROBERT E & DANIELLE P				06/21/2013	QS	447,000	43239-292				
TUCKER-ROBERTS ANNE				11/20/1998	QS	259,000	16840-104				
BATSON ROBERT G & LEONORA				08/28/1979	XX		4714-72				

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	%
21-493	05/11/2021	1	NEW CONST	200,000	08/04/2021	JD	100	5
21-493	05/11/2021	1	NEW CONST	200,000	04/26/2022	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	OS 1.00	100	1.00	440,000	1.00	100	1.00	R03	1.00	404,040
300	A	0.102	OS 1.00	100	1.00	19,800	1.00	100	1.00	R03	1.00	2,020

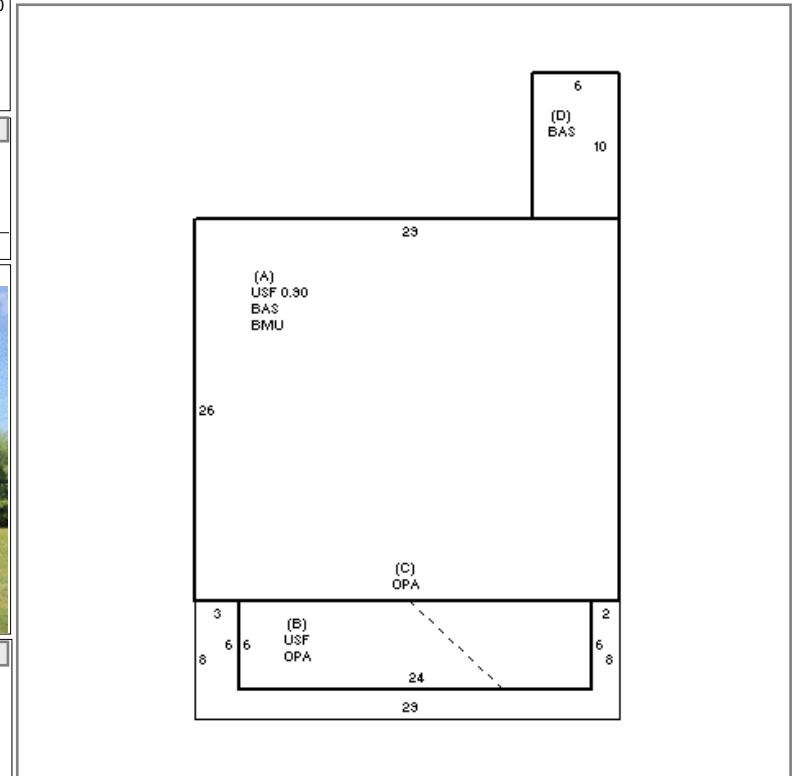
TOTAL	1.020 Acres	ZONING	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	406,100	369,300		
Inf1	FACTOR 100		BUILDING	359,400	319,700		
Inf2	PHY 100		DETACHED	99,600	94,900		
			OTHER	0	0		
			TOTAL	865,100	783,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 32X22		704	6.99	4,400
GFL	E	1.80	10 0.90 32X22	2022	704	145.26	92,000
ASH	E	1.80	10 0.90 10X32	2022	320	11.08	3,200



BUILDING	CD	ADJ	DESC	MEASURE	10/6/2014	SJ
MODEL	1		RESIDENTIAL	LIST	10/6/2014	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/4/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1925 <th>SIZE ADJ</th> <td>1.000 </td>	SIZE ADJ	1.000
NET AREA	1,637 <th>DETAIL ADJ</th> <td>1.224 </td>	DETAIL ADJ	1.224
\$NLA(RCN)	\$314 <th>OVERALL</th> <td>1.000 </td>	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$5,386	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	513,370
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	754		56.68	42,739		
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	823	1925	256.81	211,358		
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	232		56.65	13,143		
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	814	1925	282.40	229,875		
FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,806.20	1,806		
HEATING/COOLING	2	HOT WATER	1.02										
FUEL SOURCE	1	OIL	1.00										
CONDITION ELEM		CD											
EXTERIOR		A											
INTERIOR		G											
KITCHEN		G											
BATHS		G											
HEAT		A											
ELECT		A											
EFF.YR/AGE	1973 / 49												
COND	30	30 %											
FUNC	0												
ECON	0												
DEPR	30	% GD 70											
RCNLD	\$359,400												