

Key: 5266

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.012

CURRENT OWNER				PARCEL ID				LOCATION				
SPRADLIN DONALD W 11 PORTER RD SCITUATE, MA 02066				45-2-65-0				11 PORTER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SPRADLIN DONALD W				02/07/2012	F	1 (117043)						
SPRADLIN DONALD W & ELIZA				01/23/2012	F	-100 (116986)						
SPRADLIN DONALD W				01/17/2007	O	550,000 (110081)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,600	HBR 1.00	100	1.00	100	1.00	660,000	2.35	100	1.00	556,540

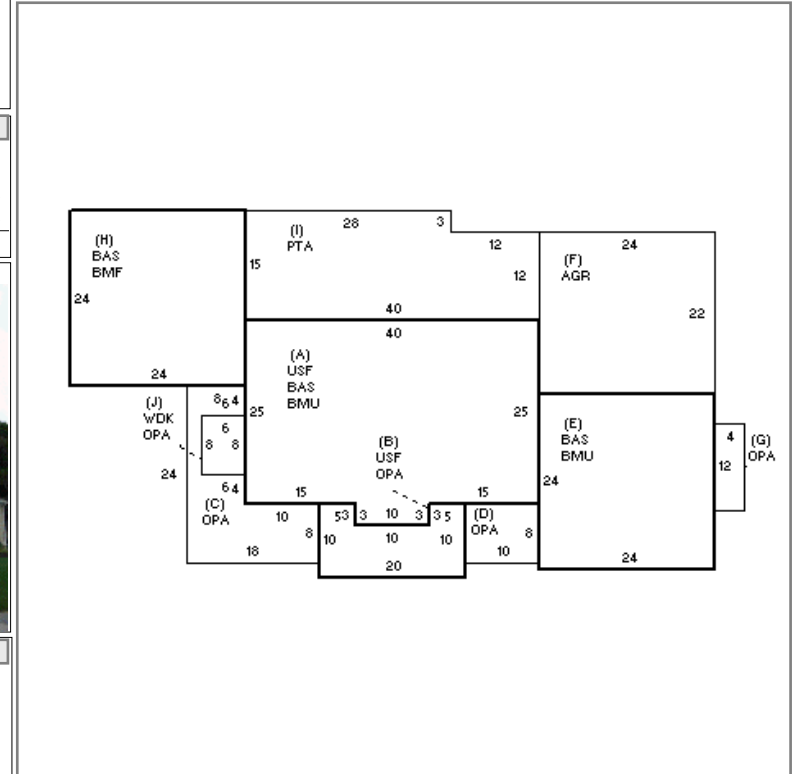
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-395	07/20/2007	1	NEW CONST	430,000	07/21/2008	SJ	100	100
	07/20/2007	4	DEMO		07/21/2008	SJ	100	100
07-395	07/20/2007	1	NEW CONST	430,000	08/04/2009	SJ	100	100
89-341	07/03/1989	3	ALTERATIONS				100	100

TOTAL	15,600 SF	ZONING	FRNT	157	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	556,500	472,200
Inf1	FACTOR 100		BUILDING	828,900	775,200		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL		1,386,600	1,248,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80	2009	100	14.74	1,200	09/30/2009



BLDG COMMENTS
FY12 FR- EX TO GOOD



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2009	SJ
MODEL	1		RESIDENTIAL	LIST	8/4/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.000
NET AREA	3,382	DETAIL ADJ	1.030
\$NLA(RCN)	\$285	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	10	\$9,888	
# 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	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,606		47.84	76,835
+	BAS	L	BASE AREA	2,182	2008	230.33	502,570
+	USF	L	UPPER STORY FIN	1,200	2008	209.46	251,347
+	OPA	N	OPEN PORCH	570		61.80	35,226
F	AGR	N	ATT GARAGE	528		52.23	27,578
H	BMF	N	BSMT FINISH-SEP	576		67.16	38,684
I	PTA	N	PATIO	564		17.88	10,085
J	WDK	N	WOOD DECK	48		46.08	2,212
	FPL	O	FIREPLACE	1		9,375.60	9,376

TOTAL RCN	963,800	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$828,900	