Key: 5273

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,019

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRIGGS BEVERLY JEAN 12 HARBOR VIEW ROAD SCITUATE, MA 02066	45-2-72-0	12 HARBOR VIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRIGGS BEVERLY JEAN	04/03/1995	A	1	13507-283
GILLEY ISABEL M	01/01/1961	XX		2758-499
WEINSTOCK ARTHUR C JR & M	01/01/1959	XX		2670-51

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

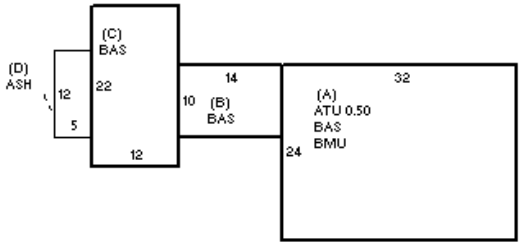
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-540	11/19/2010	2	ADDITIONS	25,000	07/19/2011	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,341	HBR 1.00	100 1.00	100 1.00	616,000	5.51	100 1.00	R08 1.40			494,370

TOTAL	6,341 SF	ZONING		FRNT	80
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	494,400	417,300
BUILDING	247,200	223,100
DETACHED	0	0
OTHER	0	0
TOTAL	**741,600**	**640,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/21/2003

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	7/19/2011	SJ
LIST	7/19/2011	EST
REVIEW	3/28/2011	ER

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,172	DETAIL ADJ	1.100
$NLA(RCN)	$306	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,640
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.24	39,349
A	ATU	N	ATTIC UNF	384		37.00	14,208
+	BAS	L	BASE AREA	1,172	1953	250.43	293,504
D	ASH	N	ATT SHED	60		22.35	1,341
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	358,323
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$247,200