

Key: 5391

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.122

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BARBOUR WILLIAM E & KERINS BRIAN 18 WALNUT AV SCITUATE, MA 02066				45-13-2-0				18 WALNUT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BARBOUR WILLIAM E & KING THOMAS F				11/30/2022	O	650,000	(134791)				
KING THOMAS F & MARION E				06/22/2021	F	1	(132189)				
				10/03/1994	QS	165,000	(87102)				

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	%
23-186	03/08/2023	3	ALTERATIONS	155,000	05/19/2023	NC	100	70
23-186	03/08/2023	3	ALTERATIONS	155,000	08/01/2023	JD	100	100

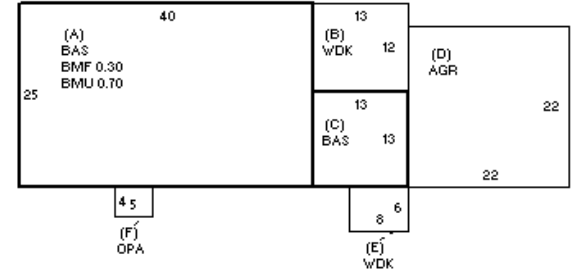
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,655	HBR 1.00	100	1.00	100	1.00	506,000	2.86	100	1.00	R03 1.15	421,020

TOTAL	12,655 SF	ZONING	NOTED	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTED	LAND	421,000	382,700			
Infl1	FACTOR 100		BUILDING	292,500	186,700			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>713,500</b>	<b>569,400</b>			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2023	NC
MODEL	1		RESIDENTIAL	LIST	5/19/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/1/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	325.011		
NET AREA	1,169	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	700		47.15	33,006	CONDITION ELEM	CD		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	300		66.19	19,858	EXTERIOR	V		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	204	38.40	7,834	INTERIOR	V		
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,169	1957	199.39	233,087	KITCHEN	V			
ROOMS	5	1.00	FLOOR COVER	14	COMB	1.00	D	AGR	N	ATT GARAGE	484		44.45	21,515	BATHS	V			
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	20		51.50	1,030	HEAT	U			
BATHROOMS	1	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	F11	O	FPL 1S 1OP	1			7,281.00	7,281	ELECT	U			
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1			0.00						
TOT FIXTURES	2	\$1,400																	
# UNITS	1	1.00																	
																EFF.YR/AGE	2012 / 10		
																COND	10 10 %		
																FUNC	0		
																ECON	0		
																DEPR	10	% GD	90
																RCNLD	\$292,500		