

Key: 5392

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.123

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| JAMES MICHAEL & MARY 14 WALNUT AVENUE SCITUATE, MA 02066 | | | | 45-13-3-0 | | | | 14 WALNUT AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| JAMES MICHAEL & MARY | | | | 10/03/1997 | QS | 165,000 | | (92171) | | | |
| DWYER J H & PAULINE M | | | | 01/01/1978 | XX | | | 58366-0 | | | |
| GALLIGAN EDWARD & PATRICI | | | | 01/01/1974 | XX | | | (C00050981) | | | |

| 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 | % |
| | | | | | | | | |

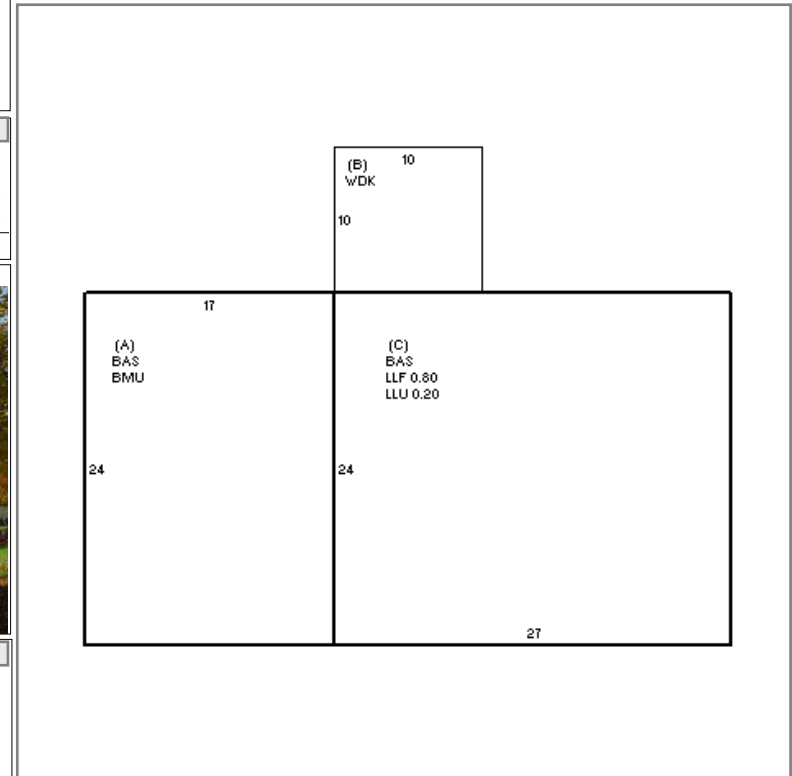
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 13,259 | HBR 1.00 | 100 | 1.00 | 100 | 1.00 | 506,000 | 2.74 | 100 | 1.00 | R03 1.15 | 422,210 |

| TOTAL | 13,259 SF | ZONING | | FRNT | 231 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | HARBOR | NOTE | LAND | 422,200 | 383,800 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 235,400 | 212,400 | | | |
| Inf2 | PHY 100 | | DETACHED | 200 | 200 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | TOTAL | 657,800 | 596,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 | | 20 | 17.03 | 200 |

PHOTO 10/28/2003

BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 10/13/2010 | PL |
|----------|----|------|--------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/13/2010 | EST |
| STYLE | 3 | 1.00 | SPLIT LEVEL [100%] | REVIEW | 3/25/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1958 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,574 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$217 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 3 | \$2,400 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 408 | | 63.15 | 25,765 |
| EXT COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 1,056 | 1958 | 208.06 | 219,711 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 100 | | 38.40 | 3,840 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | LLU | N | LOWER LEVEL UNF | 130 | | 60.41 | 7,853 |
| FLOOR COVER | 14 | COMB | 1.00 | C | LLF | L | LOWER LEVEL FIN | 518 | 1958 | 143.51 | 74,338 |
| INT FINISH | 1 | PLASTER | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |

| TOTAL RCN | 341,188 |
|----------------|------------|
| 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 | \$235,400 |