

Key: 5425

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.156

LEGALS

| CURRENT OWNER  |   |          |          | PARCEL ID  |       |          |      | LOCATION                               |               |                         |                                |           |         |
|--|---|----------|----------|--|-------|----------|------|--|---------------|-------------------------|--------------------------------|-----------|---------|
| IRWIN VANESSA &<br>PAUL CLARKE<br>18 POPLAR AVENUE<br>SCITUATE, MA 02066 |   |          |          | 45-15-3-0  |       |          |      | 18 POPLAR AV                           |               |                         |                                |           |         |
|  |   |          |          | TRANSFER HISTORY   |       |          |      | DOS                                    | T             | SALE PRICE              | BK-PG (Cert)                   |           |         |
|  |   |          |          | IRWIN VANESSA &<br>HAGERT RICHARD<br>HAGERT RICHARD & JOSEPHIN |       |          |      | 06/27/2017<br>10/15/1997<br>07/26/1979 | QS<br>F<br>XX | 471,360<br>1<br>62276-0 | (125351)<br>(92223)<br>62276-0 |           |         |
| CD   | T | AC/SF/UN | Ngh      | Infl1  | Infl2 | ADJ BASE | SAF  | Infl3                                  | Lpi           | VC                      | CREDIT AMT                     | ADJ VALUE |         |
| 100  | S | 11,500   | HBR 1.00 | 100  | 1.00  | 100      | 1.00 | 506,000                                | 3.13          | 100                     | 1.00                           | R03 1.15  | 418,630 |

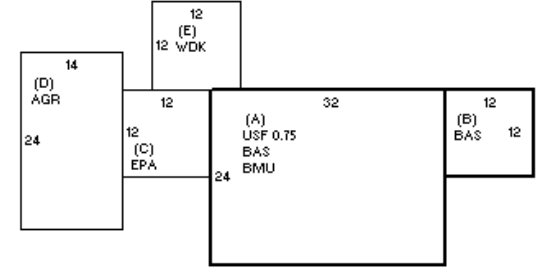
| CLASS  | CLASS%     | DESCRIPTION   |             |        | BN ID      | BN | CARD   |     |
|--------|------------|---------------|-------------|--------|------------|----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |             |        |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC        | AMOUNT | INSP       | BY | 1st    | %   |
| 11-421 | 07/13/2011 | 3             | ALTERATIONS | 7,528  | 08/22/2012 | SJ | 100    | 100 |
| 93-453 | 08/03/1993 | 2             | ADDITIONS   |        |            |    | 100    | 100 |
| 89-249 | 05/24/1989 | 2             | ADDITIONS   |        |            |    | 100    | 100 |

LAND

| TOTAL | 11,500 SF  | ZONING | FRNT     | 82      | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | HARBOR     | NOTE   |          |         | LAND     | 418,600 | 380,600  |
| Infl1 | FACTOR 100 |        | BUILDING | 327,000 | 294,800  |         |          |
| Infl2 | PHY 100    |        | DETACHED | 0       | 0        |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 745,600 | 675,400  |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/13/2009 | PL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/13/2009 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 3/25/2011 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

INDING

| YEAR BLT   | 1958  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 435,966    |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 1,488 | DETAIL ADJ | 1.133 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N | BSMT UNFINISHED | 768   |      | 51.24     | 39,349  |                |            |
| \$NLA(RCN) | \$293 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A   | USF | L | UPPER STORY FIN | 576   | 1958 | 220.89    | 127,232 |                |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | BAS | L | BASE AREA       | 912   | 1958 | 242.90    | 221,522 |                |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | C   | EPA | N | ENCLOSED PORCH  | 144   |      | 90.20     | 12,989  |                |            |
|            |       |            |       | FLOOR COVER     | 14 | COMB           | 1.00 | D   | AGR | N | ATT GARAGE      | 336   |      | 49.48     | 16,625  |                |            |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 | E   | WDK | N | WOOD DECK       | 144   |      | 38.40     | 5,530   |                |            |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 | F11 | O   |   | FPL 1S 10P      | 1     |      | 7,281.00  | 7,281   |                |            |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |     |     |   |                 |       |      |           |         |                |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | CONDITION ELEM | CD         |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | EXTERIOR       |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | INTERIOR       |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | KITCHEN        |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | BATHS          |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | HEAT           |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | ELECT          |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1990 / 32  |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | COND           | 25 25%     |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | DEPR           | 25 % GD 75 |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | RCNLD          | \$327,000  |