

Key: 5453

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.183

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRIEND DAVID 24 WELLESLEY RD SCITUATE, MA 02066				46-8-8-0				24 WELLESLEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRIEND DAVID				06/23/2017	QS	605,000	(125335)				
DUNHAM RALPH W & NANCY H				12/23/2005	H	500,000	(108467)				
KELLY THOMAS M & ANN L				02/26/1991	QS	181,500	(C81188)				

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	%
20-740	11/03/2020	3	ALTERATIONS	15,000	08/10/2021	JD	100	100
20-82	02/04/2020	3	ALTERATIONS	4,500	07/17/2020	JD	100	100
18-754	10/25/2018	3	ALTERATIONS	150,000	08/14/2019	JD	100	100
06-071	02/13/2006	3	ALTERATIONS	11,000	08/03/2006	SJ	100	100
95-66	02/15/1995	3	ALTERATIONS				100	100

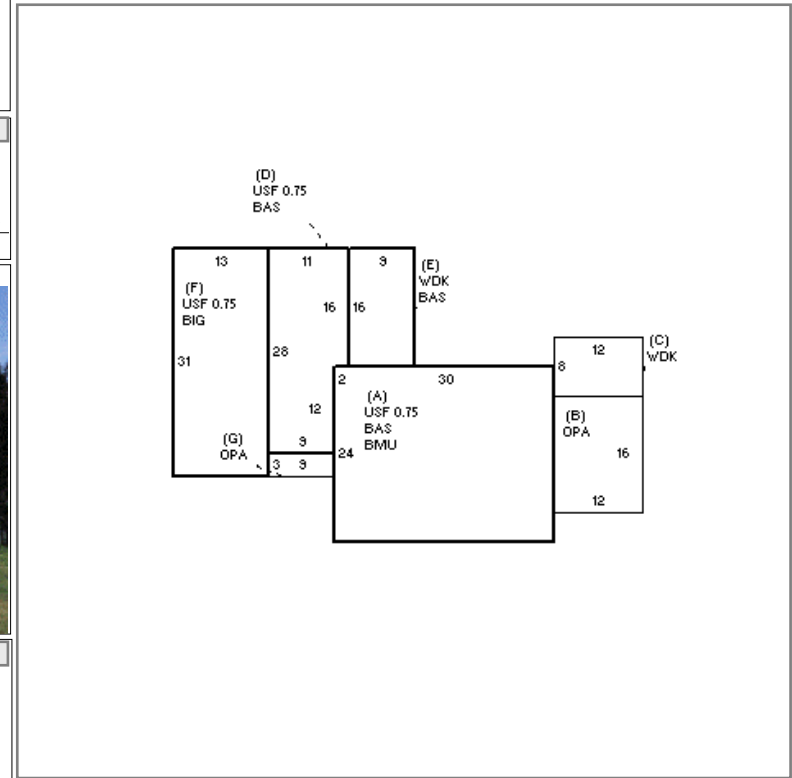
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,927	OS 1.00	100	1.00	528,000	2.45	100	1.00	R05	1.20	443,920

TOTAL	14,927 SF	ZONING	FRNT 234	ASSESSED	443,900	CURRENT	403,600	PREVIOUS	453,800
Ngh	OCEANSIDE	N O T E	LOTS 26 26A& 27	LAND	509,900	BUILDING	22,400	OTHER	0
Inf1	FACTOR 100			DETACHED	0	TOTAL	976,200	878,800	
Inf2	PHY 100			OTHER	0				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 PUMP HSE 14X	1994	168	12.75	1,500
IPG	A	1.00	30 0.70 21 X 40	1994	840	33.71	19,800
SHF	A	1.00	30 0.70 14 X 8		112	14.21	1,100



BUILDING	CD	ADJ	DESC	MEASURE	8/14/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/14/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/10/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	621,796
NET AREA	2,203	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		57.61	41,479	CONDITION ELEM	CD
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,055	1945	222.40	234,632	EXTERIOR	G
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	219	56.65	12,407	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	240		42.24	10,138	KITCHEN	V	
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,148	1945	244.56	280,754	BATHS	G	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	F	BIG	N	BUILT-IN GARAGE	403		57.69	23,251	BATHS	G	
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	FPL	O	FIREPLACE	1	8,594.30		8,594	HEAT	U		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1	1,655.50		1,656	ELECT	U		
TOT FIXTURES	9	\$8,886															
# UNITS	1	1.00															
																EFF.YR/AGE	2004 / 18
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$509,900