

Key: 5454

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.184

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CARTER RAYMOND N JR & BYRNES LINDA G 18 WELLESLEY RD SCITUATE, MA 02066				46-8-9-0				18 WELLESLEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARTER RAYMOND N JR & CARTER RAYMOND N JR				09/28/2020	F	100	(130836)				
CARTER RAYMOND N JR &				09/28/2020	F	100	(130835)				
CARTER RAYMOND N JR &				09/29/1999	F	1	(96259)				

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	%
	12/17/2003	3	ALTERATIONS			PJB	100	100
		5	SPLIT/SUB/LA				0	0

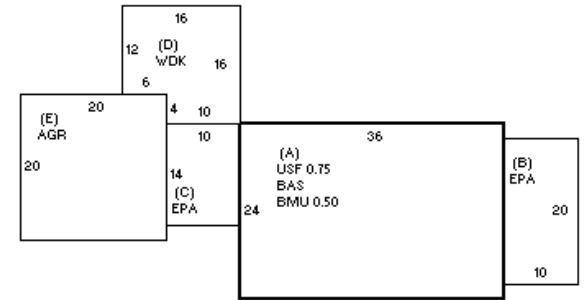
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,750	OS	1.00	100	1.00	100	1.00	R05	1.20		435,160

TOTAL	10,750 SF	ZONING	FRNT	97	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE Address changed to 18 Wellesley Rd 2021	LAND	435,200	395,600		
Inf1	FACTOR 100		BUILDING	218,200	203,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
				<b>TOTAL</b>	<b>653,400</b>	<b>598,600</b>	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/15/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	495,986
NET AREA	1,512	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	432		69.47	30,009		
\$NLA(RCN)	\$328	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	864	1940	266.14	229,941		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	648	1940	242.02	156,830		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	EPA	N	ENCLOSED PORCH	340		99.22	33,735		
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	232		42.24	9,800		
				INT FINISH	1	PLASTER	1.00	E	AGR	N	ATT GARAGE	400		51.57	20,626		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		9,062.90	9,063		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1956 / 66
																COND	56 56 %
																FUNC	0
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$218,200