**Key: 5527**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,257

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| WASEL JANE A<br>15 FOAM RD<br>SCITUATE, MA 02066 | 46-12-7-0 | 15 FOAM RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WASEL JANE A | 03/21/2014 | QS | 539,000 | (120206) |
| TISE ROBERT J | 05/07/2013 | QS | 385,000 | (118937) |
| CALLAN JOHN B & MAUREEN A | 10/23/1996 | A | 10 | (90431) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 13-529 | 08/09/2013 | 3 | ALTERATIONS | 25,000 | 07/08/2014 | MR | 100 | 100 |
| 03-575 | 09/22/2003 | 3 | ALTERATIONS | 90,000 | 08/18/2004 | SJ | 100 | 100 |
| 00-135 | 04/18/2000 | 3 | ALTERATIONS | | | | 100 | 100 |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 5,000 | OS 1.00 | 100 1.00 | 100 1.00 | 440,000 | 6.92 | 100 1.00 | R08 1.00 | | | 349,460 |

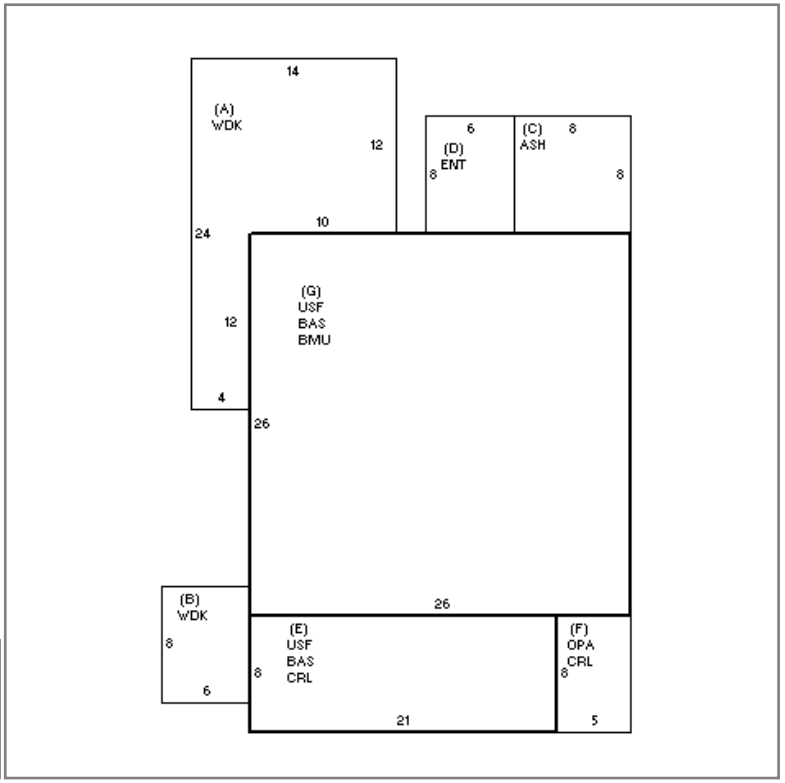
| TOTAL | 5,009 SF | ZONING | | FRNT | 58 |
|---|---|---|---|---|---|
| Ngh | OCEANSIDE | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 349,500 | 317,700 |
| BUILDING | 465,000 | 418,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **814,500** | **736,200** |

## DETACHED

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

PHOTO 07/08/2014




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 7/8/2014 | MR |
|---|---|---|
| LIST | 7/20/2000 | EST |
| REVIEW | 7/14/2014 | TD |

BLDG COMMENTS

FY12 FR- COLONIAL TO CONV

| YEAR BLT | 1946 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,688 | DETAIL ADJ | 1.236 |
| $NLA(RCN) | $313 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $6,526 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | WDK | N | WOOD DECK | 264 | | 42.24 | 11,152 |
| C | ASH | N | ATT SHED | 64 | | 24.58 | 1,573 |
| D | ENT | N | ENCLOSED ENTRY | 48 | | 107.48 | 5,159 |
| + | CRL | N | BSMT CRAWL | 208 | | 12.02 | 2,499 |
| + | BAS | L | BASE AREA | 844 | 1946 | 283.45 | 239,232 |
| + | USF | L | UPPER STORY FIN | 844 | 1946 | 257.77 | 217,557 |
| F | OPA | N | OPEN PORCH | 40 | | 56.65 | 2,266 |
| G | BMU | N | BSMT UNFINISHED | 676 | | 53.81 | 36,377 |
| | GEN | O | GENERATOR | 1 | | 0.00 | |
| | GFP | O | GAS FIREPLACE | 1 | | 6,111.60 | 6,112 |

| TOTAL RCN | 528,453 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 2010 / 12 | |
|---|---|---|
| COND | 12 | 12 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 12 | % GD 88 |
| RCNLD | | $465,000 |