Key: 5533

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,263

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SPENCER WM E 96 GLENWOOD PL HANSON, MA 02341	46-13-15-0	8 FOAM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SPENCER WM E	04/29/1996	QS	124,900	(89514)
SHEA PATRICK J & KAREN M	10/07/1986	XX		74095-0
SHEA DONALD R	01/01/1978	XX		(C00058566)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

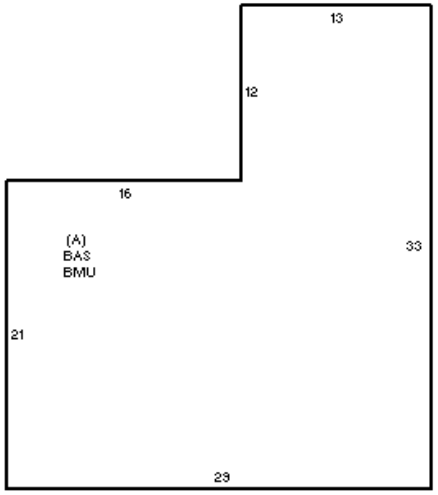
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	62
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	85,000	82,600
DETACHED	0	0
OTHER	0	0
TOTAL	**434,500**	**400,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/20/2003

BLDG COMMENTS

FY12 FR- COTT/BUNG TO RANCH

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/18/2010	DR
LIST	10/18/2010	EST
REVIEW	3/25/2011	ER

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	765	DETAIL ADJ	0.722
$NLA(RCN)	$252	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,733
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	765		51.28	39,228
A	BAS	L	BASE AREA	765	1940	188.73	144,375
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	193,149

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		$85,000