

Key: 5620

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.350

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | | |
|---|--|------------|----|---------------|--------------|--|
| TOTMAN JENNIE & RUSSELL B JR & MARTHA S TRS PO BOX 355 SCITUATE, MA 02066 | | 46-4-14-0 | | 10 REBECCA RD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| TOTMAN JENNIE & RUSSELL B | | 04/12/1985 | QS | 100 | 6049-168 | |
| TOTMAN JENNIE ET AL | | 01/01/1974 | XX | | 3880-4 | |
| TOTMAN JENNIE | | 01/01/1949 | XX | | 2029-385 | |

| 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 | % |
| 23-0759 | 08/25/2023 | 3 | ALTERATIONS | 102,725 | | | | 0 |
| 15-648 | 10/02/2015 | 3 | ALTERATIONS | 16,757 | 07/18/2016 | SJ | 100 | 100 |
| 07-021 | 01/11/2007 | 2 | ADDITIONS | 94,000 | 07/23/2007 | SJ | 100 | 100 |
| 07-021 | 01/11/2007 | 2 | ADDITIONS | 94,000 | 07/16/2008 | SJ | 100 | 100 |
| 07-021 | 01/11/2007 | 2 | ADDITIONS | 94,000 | 08/05/2009 | SJ | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-------|------------|----------|----------|---------|---------|----------|------|---------|----------|-----|------------|-----------|--|
| 100 | S | 5,300 | OS 1.00 | 100 | 1.00 | 100 | 1.00 | 528,000 | 6.54 | 100 | 1.00 | 420,400 | |
| TOTAL | | 5,314 SF | ZONING | FRNT | 48 | ASSESSED | | CURRENT | PREVIOUS | | | | |
| Ngh | OCEANSIDE | NOTE | LAND | 420,400 | 382,200 | | | | | | | | |
| Inf1 | FACTOR 100 | | BUILDING | 554,500 | 520,500 | | | | | | | | |
| Inf2 | PHY 100 | | DETACHED | 17,600 | 16,800 | | | | | | | | |
| | | | | OTHER | 0 | 0 | | | | | | | |
| | | | | TOTAL | 992,500 | 919,500 | | | | | | | |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------|
| SHF | A | 1.00 | 30 0.70 | | 50 | 17.03 | 600 |
| GFU | A | 1.00 | 40 0.60 | 24 X 24 | 576 | 49.19 | 17,000 |

PHOTO 10/15/2003

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/5/2009 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/5/2009 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/24/2011 | ER |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1974 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 729,660 |
|--------------|-------|------------|-----------------|------------|---------------|----------------|------|-----|-----|-----------------|-----------------|-------|----------|-----------|---------|----------------|------------|
| NET AREA | 2,736 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 346 | | 59.11 | 20,452 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$267 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 518 | | 82.98 | 42,982 | EXTERIOR | |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 864 | 1974 | 234.54 | 202,642 | INTERIOR | |
| STORIES | 2 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 1,872 | 1974 | 213.29 | 399,276 | KITCHEN | | |
| ROOMS | 6 | 1.00 | FLOOR COVER | 14 | COMB | 1.00 | + | ENT | N | ENCLOSED ENTRY | 32 | | 117.23 | 3,751 | BATHS | | |
| BEDROOMS | 3 | 1.00 | INT FINISH | 2 | DRYWALL | 1.00 | E | OPA | N | OPEN PORCH | 240 | | 61.80 | 14,832 | HEAT | | |
| BATHROOMS | 2 | 1.00 | HEATING/COOLING | 2 | HOT WATER | 1.02 | + | WDK | N | WOOD DECK | 312 | | 46.08 | 14,377 | ELECT | | |
| # 1/2 BATHS | 0 | 1.00 | FUEL SOURCE | 99 | N/A | 1.00 | + | EPA | N | ENCLOSED PORCH | 144 | | 108.24 | 15,587 | | | |
| TOT FIXTURES | 6 | \$5,875 | | | | | | F21 | O | FPL 2S 1OP | 1 | | 9,886.80 | 9,887 | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1993 / 29 |
| | | | | | | | | | | | | | | | | COND | 24 24 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 24 % GD 76 |
| | | | | | | | | | | | | | | | | RCNLD | \$554,500 |