Key: 5709

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,435

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALSH ROBERT E & LILLIAN E TRS C/O LAUREN VENUTI, POA 21 JENNIFER CIRCLE BILLERICA, MA 01821	46-1-11-0	71 REBECCA RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALSH ROBERT E & LILLIAN	01/18/2013	F	100	42561-321
WALSH ROBERT E & LILLIAN	01/01/1975	QS		4035-142
WALSH ROBERT E & LILLIAN	01/01/1965	XX		3123-495

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

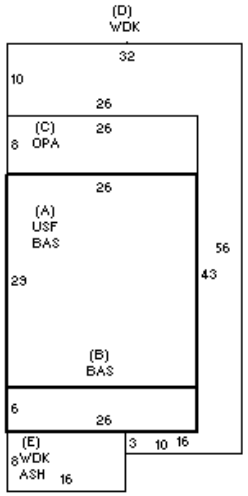
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	10/16/2023	7	OTHERS				0	0
93-459	08/15/1993	3	ALTERATIONS				100	100
91-694	11/20/1991	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,572	OS 1.00	100 1.00	100 1.00	660,000	6.24	100 1.00	WF6 1.50			526,640

TOTAL	5,572 SF	ZONING		FRNT	43
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	526,600	478,800
BUILDING	143,600	135,800
DETACHED	0	0
OTHER	0	0
TOTAL	**670,200**	**614,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/15/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/14/2009	PL
LIST	7/14/2009	EST
REVIEW	3/22/2011	ER

BLDG COMMENTS

FY12 STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.

YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	1,664	DETAIL ADJ	1.176
$NLA(RCN)	$270	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,645
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	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	99	N/A	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	910	1927	245.92	223,785
A	USF	L	UPPER STORY FIN	754	1927	223.64	168,621
C	OPA	N	OPEN PORCH	208		51.50	10,712
+	WDK	N	WOOD DECK	754		38.40	28,954
E	ASH	N	ATT SHED	128		22.35	2,861
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	448,817
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70		
COND	64	64 %	
FUNC	4	PARTIAL HEAT	
ECON	0		
DEPR	68	% GD	32
RCNLD			$143,600