

Key: 5712

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.438

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CURRENT OWNER				PARCEL ID				LOCATION				
FRANCKE MATTHEW G 65 REBECCA RD SCITUATE, MA 02066				46-1-14-0				65 REBECCA RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FRANCKE MATTHEW G				09/13/2021	QS	775,000	55646-338					
WALSH CHRISTINE R				12/02/2005	QS	740,000	31845-92					
VICKERS HENRY G JR & S.LE				11/10/2003	QS	599,900	26996-349					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,066 OS	1.00	100	1.00	660,000	6.83	100	1.00	WF6	1.50	524,480

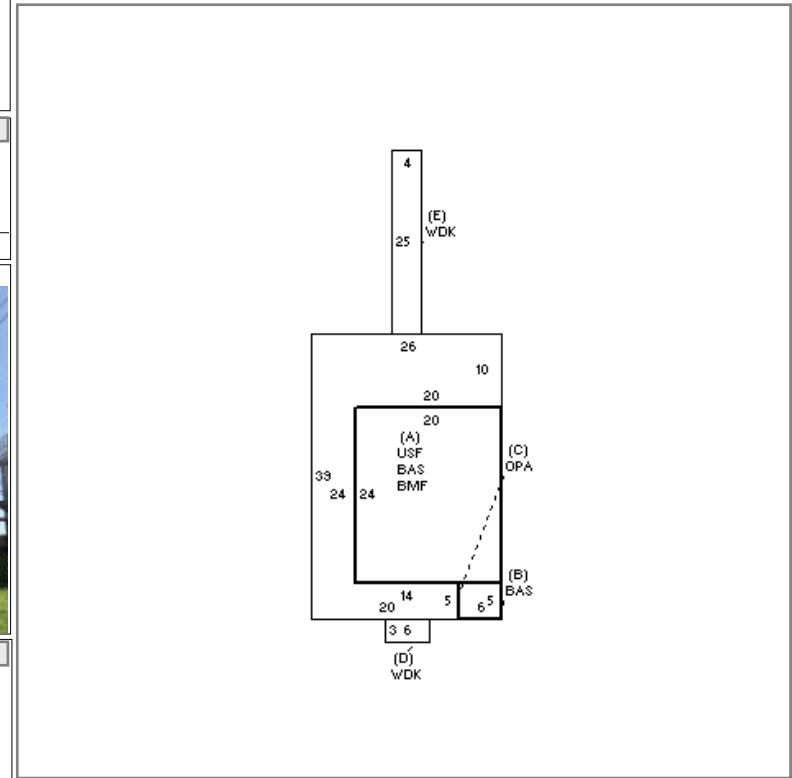
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1295	12/14/2022	3	ALTERATIONS	3,880	08/01/2023	JD	100	100
		7	OTHERS		07/20/2022	JD	100	100
		7	OTHERS		09/20/2006		100	100
02-167	04/01/2002	3	ALTERATIONS				100	100
96-90	03/18/1996	3	ALTERATIONS				100	100

TOTAL	5,066 SF	ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	524,500	476,800
Inf1	FACTOR 100		BUILDING	265,800	236,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		790,300	713,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



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BUILDING	CD	ADJ	DESC	MEASURE	7/20/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/1/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	369,203
NET AREA	990	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	480		86.70	41,616	CONDITION ELEM	CD
\$NLA(RCN)	\$373	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	480	1920	271.78	130,454	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	510	1920	298.86	152,417	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	504		51.50	25,956	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	118		38.40	4,531	BATHS	A
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	U	
				HEATING/COOLING	11	HW/COOL AIR	1.04	GEN	O	GENERATOR	1		0.00		ELECT	U	
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$5,990														
# UNITS		1	1.00														
																EFF.YR/AGE	1977 / 45
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$265,800