

Key: 5720

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.446

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SIMMONS GEORGE & WAGNER RUTH 45 REBECCA RD SCITUATE, MA 02066				46-1-24-0				45 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SIMMONS GEORGE & WAGNER R MARSHALL PETER & BARBARA				08/06/2007	QS	603,600		34919-172			
				01/01/1975	QS			4030-783			

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	%
10-535	11/17/2010	2	ADDITIONS	80,000	07/20/2011	SJ	100	100
10-535	11/17/2010	2	ADDITIONS	80,000	07/18/2012	SJ	100	100
01-337	07/06/2001	3	ALTERATIONS				100	100
91-627	11/13/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,217	OS 1.00	100	1.00	100	1.00	660,000	5.62	100	1.00	WF6 1.50	529,210

TOTAL	6,229 SF	ZONING	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	529,200	481,100		
Inf1	FACTOR 100		BUILDING	391,200	370,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	920,400	851,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	7/15/2009	PL
LIST	7/15/2009	EST
REVIEW	3/22/2011	ER
RAISED CAPE/ROOF DECK=EST		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	566,920																
NET AREA	2,690	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	364		54.08	19,686																		
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,096	1975	215.47	236,152																		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	862	1975	195.94	168,904																		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	PTA	N	PATIO	272		16.39	4,458																		
				FLOOR COVER	14	COMB	1.00	+	LLF	L	LOWER LEVEL FIN	732	1975	148.62	108,789																		
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	64		56.65	3,626																		
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	2		9,062.35	18,125																		
				FUEL SOURCE	99	N/A	1.00																										
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