

Key: 5732

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.457

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WALSH ELLEN E (DONOVAN) 345 UPHAM STREET MELROSE, MA 02176				46-1-37-0				17 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALSH ELLEN E (DONOVAN)				03/04/1988	QS		8318-247				
DONOVAN EDWARD D & ELLEN				01/01/1954	XX		2252-39				

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	%
91-912	12/23/1991	3	ALTERATIONS				100	100

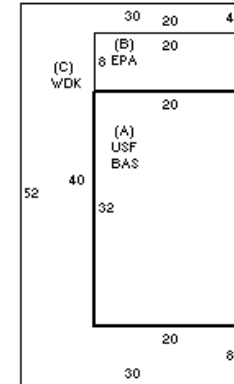
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,800	OS 1.00	100	1.00	100	1.00	660,000	7.20	100	1.00	WF6 1.50	523,290

TOTAL	4,792 SF	ZONING	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	523,300	475,700		
Inf1	FACTOR 100		BUILDING	117,100	110,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	640,400	586,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/15/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
FY12	STYLE CHANGE FROM COL TO CONV PER	FIELD REVIEW.

G

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	366,038		
NET AREA	1,280	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	640	1925	261.54	167,383	CONDITION ELEM	CD		
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	640	1925	237.84	152,217	EXTERIOR			
				ROOF SHAPE	2	HIP	1.00	B	EPA	N	ENCLOSED PORCH	160		90.20	14,432	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	760		38.40	29,184	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	99	N/A	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1952 / 70
STORIES	2	1.00																COND	64 64 %
ROOMS	6	1.00																FUNC	4 PARTIAL HEAT
BEDROOMS	4	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	68 % GD 32
# 1/2 BATHS	0	1.00																RCNLD	\$117,100
TOT FIXTURES	3	\$2,822																	
# UNITS	1	1.00																	