Key: 6024

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,726

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FULTON KATHLEEN E TR &	50-5-3-0	17 OTIS PL
WHITMORE ALEX TR		
17 OTIS PL		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FULTON KATHLEEN E TR &	11/27/2012	F	10	4299-250
WHITMORE WILLETT A &	08/10/2012	QS	560,000	41781-269
RIZZOTTO MARCIA A TR	08/06/2007	F	10	34917-166

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

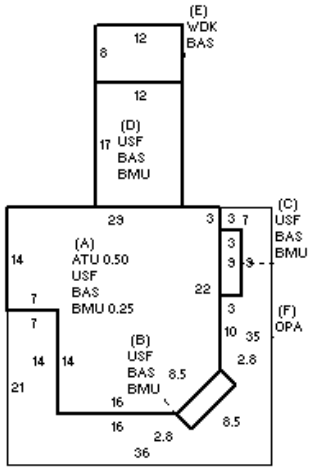
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05-667	08/10/2005	2	ADDITIONS	25,000	08/10/2006	SJ	100	100
05-494	08/10/2005	3	ALTERATIONS	3,000	08/10/2006	SJ	100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,335	HBR 1.00	100 1.00	100 1.00	616,000	2.26	100 1.00	R08 1.40			521,070

TOTAL	16,335 SF	ZONING		FRNT	158
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	521,100	439,900
BUILDING	438,100	389,700
DETACHED	24,700	23,500
OTHER	0	0
TOTAL	**983,900**	**853,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A 1.00	70 0.30			672	32.88	6,600
SHF	A 1.00	30 0.70		1988	50	17.03	600
IPG	A 1.00	30 0.70		1986	720	34.65	17,500

PHOTO 10/28/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/21/2010	PL
LIST	10/21/2010	EST
REVIEW	3/21/2011	ER

BLDG COMMENTS

FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.

YEAR BLT	1895	SIZE ADJ	1.000
NET AREA	1,998	DETAIL ADJ	1.200
$NLA(RCN)	$296	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,336
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	429		69.46	29,800
+	USF	L	UPPER STORY FIN	951	1895	241.91	230,056
A	ATU	N	ATTIC UNF	348		40.70	14,164
+	BAS	L	BASE AREA	1,047	1895	266.01	278,516
E	WDK	N	WOOD DECK	96		42.24	4,055
F	OPA	N	OPEN PORCH	513		56.65	29,062

TOTAL RCN	591,988
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$438,100