

Key: 6095

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.796

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MACLEOD ALAN J & ARIEL M 12 CIRCUIT AVENUE SCITUATE, MA 02066				51-1-22-0				12 CIRCUIT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACLEOD ALAN J & ARIEL M				08/21/1995	F		1 13773-247				
MACPHEE LORNA M &				03/25/1983	XX		5128-158				
MACPHEE WILLIAM M & LORNA				01/01/1943	XX		1827-438				

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 %
15-563	08/27/2015	7	OTHERS		08/24/2021	JD	100 100
94-475	09/30/1994	3	ALTERATIONS	1,500	08/01/2016	SJ	100 100
		3	ALTERATIONS				100 100

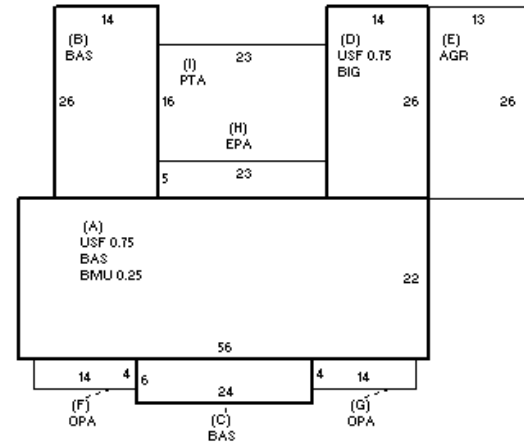
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,592 CLF	1.00	100	1.00	1,496,000	2.36	100	1.00	WV7	3.40	1,261,440

DETACHED

TOTAL	15,592 SF	ZONING	FRNT	307	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,261,400	1,146,800
Inf1	FACTOR 100		BUILDING	489,500	435,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,750,900</b>	<b>1,582,200</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/16/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/24/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/18/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
FY12 FR- CONV TO CAPE		

G

YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	764,806
NET AREA	2,937	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	308		69.46	21,395		
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,197	1928	215.02	257,384		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,740	1928	236.45	411,420		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	BIG	N	BUILT-IN GARAGE	364		51.00	18,566		
				FLOOR COVER	2	SOFTWOOD	1.00	E	AGR	N	ATT GARAGE	338		45.02	15,216		
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	112		56.65	6,345		
				HEATING/COOLING	2	HOT WATER	1.02	H	EPA	N	ENCLOSED PORCH	115		99.22	11,410		
				FUEL SOURCE	2	GAS	1.00	I	PTA	N	PATIO	368		16.39	6,031		
									F21	O	FPL 2S 1OP	1		9,062.90	9,063		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF. YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$489,500