

Key: 6122

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.825

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
HELGESEN TIMOTHY & CELIA 36 CORNET STETSON RD SCITUATE, MA 02066		52-2-20-0		36 CORNET STETSON RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HELGESEN TIMOTHY & CELIA		06/10/2022	F	100	56905-39
HELGESEN TIMOTHY		12/27/2019	O	355,000	52157-136
LEBLANC PAUL TR		10/15/2004	H	350,000	29265-106

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 %
20-118	02/21/2020	3	ALTERATIONS	100,000	07/27/2020	JD	100 5
20-118	02/21/2020	3	ALTERATIONS	100,000	04/28/2022	JD	100 100
96-571	11/21/1996	3	ALTERATIONS				100 100

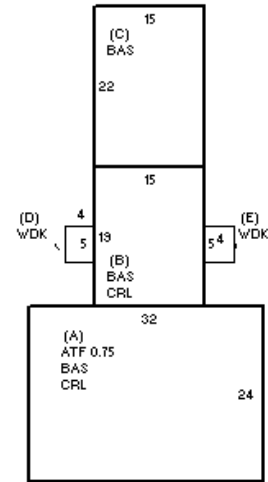
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.544	WS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	9,160

TOTAL	1.462 Acres	ZONING	FRNT	251	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	352,600	302,100
Infl1	FACTOR 100		BUILDING	358,200	318,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		710,800	620,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	04/28/2022
BLDG COMMENTS	



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/6/2020	JD
MODEL	1		RESIDENTIAL	LIST	2/6/2020	JD
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	4/28/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1835	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426.450
NET AREA	1,959	DETAIL ADJ	1.150	FOUNDATION	4	CONT BSMT WALL	1.00	+	CRL	N	BSMT CRAWL	1,053		10.38	10,928	CONDITION ELEM	CD
\$NLA(RCN)	\$218	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	ATF	L	ATTIC FINISH	576	1835	150.36	86,610	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,383	1835	232.72	321,856	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	40		38.40	1,536	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	V
				INT FINISH	1	PLASTER	1.00									HEAT	U
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$358,200