

Key: 6413

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.116

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RAPHEL DAVID C 12 BLANCHARD RD SCITUATE, MA 02066				55-6-6-0				12 BLANCHARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAPHEL DAVID C				08/21/2013	H	300,000	(119491)				
QUEENEY DANIEL J & MARY				02/07/1997	F		1 (90972)				
QUEENEY DANIEL J & MARY				01/01/1954	XX		19261-0				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-378	06/15/2017	1	NEW CONST	51,000	06/30/2017	SJ	100	5
17-378	06/15/2017	1	NEW CONST	51,000	08/28/2018	JD	100	75
17-378	06/15/2017	1	NEW CONST	51,000	08/27/2019	JD	100	75
17-378	06/15/2017	1	NEW CONST	51,000	07/30/2020	JD	100	75
17-378	06/15/2017	1	NEW CONST	51,000	03/23/2021	JD	100	85

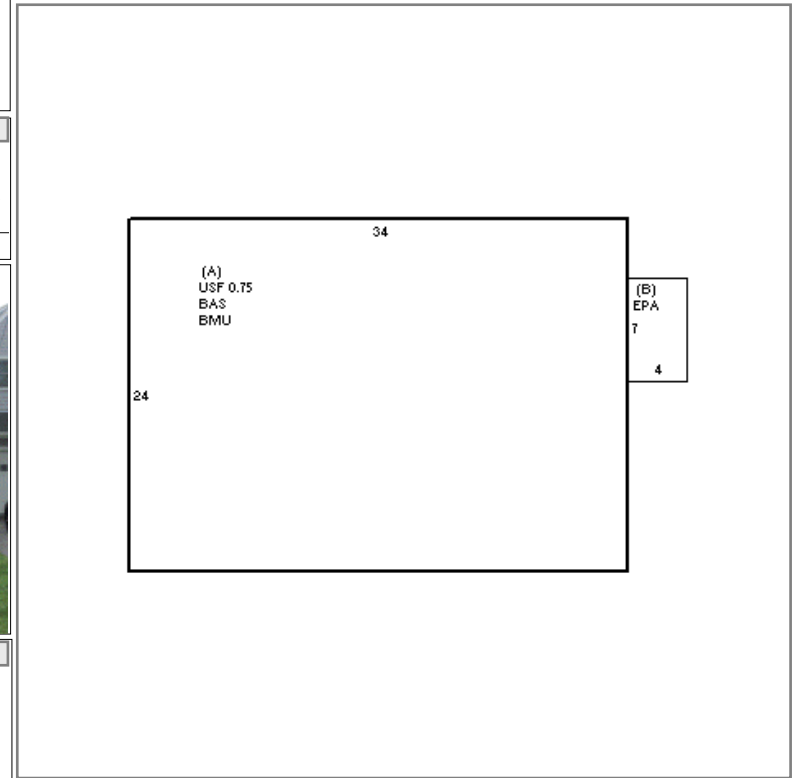
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,701	HBR 1.00	100	1.00	100	1.00	506,000	2.34	100	1.00	R03 1.15	426,850

TOTAL	15,701 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	426,900	388,100		
Infl1	FACTOR 100		BUILDING	238,500	212,100		
Infl2	PHY 100		DETACHED	900	900		
			OTHER	191,700	172,500		
			TOTAL	858,000	773,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X8		80	15.97	900



BLDG COMMENTS
LEGAL ACCESSORY DWELLING



BUILDING	CD	ADJ	DESC	MEASURE	7/30/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/30/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/25/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,428	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	816	1952	237.91	194,134
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1952	216.35	132,408
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	28		90.21	2,526
				FLOOR COVER	14	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	372,657	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	\$238,500		

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BUILDING

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RAPHEL DAVID C 12 BLANCHARD RD SCITUATE, MA 02066				55-6-6-0				12 BLANCHARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

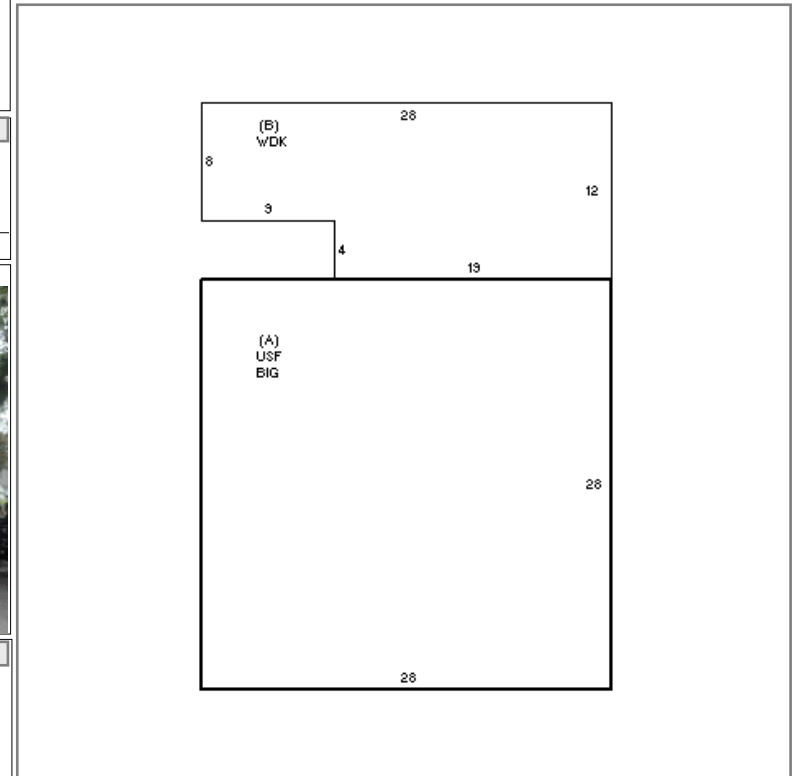
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	191,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
ACCESSORY DWELLING



BUILDING	CD	ADJ	DESC	MEASURE	8/28/2018	JD
MODEL	1		RESIDENTIAL	LIST	8/28/2018	JD
STYLE	18	1.00	GAR/QTRS [100%]	REVIEW	7/25/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	236,614		
NET AREA	784	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	784		41.29	32,371	CONDITION ELEM	CD		
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	784	2018	242.67	190,251	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	300		38.40	11,520	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	A		
				FLOOR COVER	12	COMB	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A		
				FUEL SOURCE	0		1.00												
																		EFF.YR/AGE	2018 / 4
																		COND	4 4 %
																		FUNC	15 uc
																		ECON	0
																		DEPR	19 % GD 81
																		RCNLD	\$191,700