Key: 6501

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,202

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AYERS JODI T 12 CRESCENT AV SCITUATE, MA 02066	56-1-21-0	12 CRESCENT AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AYERS JODI T	07/18/2012	H	1	41668-299
AYERS TIMOTHY F & JODI T	01/15/2008	A	400,000	35502-277
AYERS MICHAEL E & VIRGINI	04/16/2003	G	635,000	24828-112

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

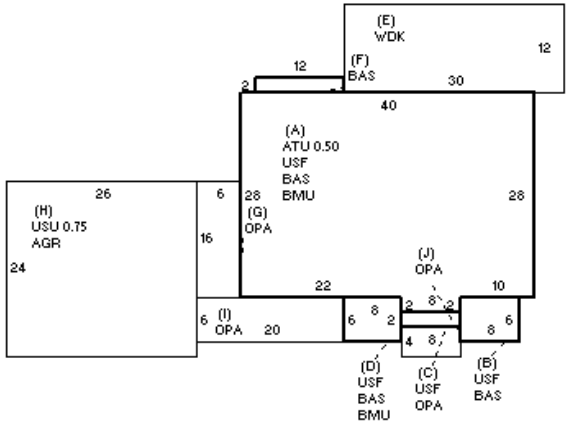
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		04/17/2008	SJ	100	100
08-010	01/07/2008	1	NEW CONST	385,000	06/10/2008	SJ	100	100
		7	OTHERS		05/08/2006		100	100
08-010	01/01/0708	1	NEW CONST	385,000	08/13/2009	SJ	100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,300	CLF 1.00	100 1.00	100 1.00	990,000	2.94	100 1.00	WV5 2.25			822,310

TOTAL	12,300 SF	ZONING		FRNT	82
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	822,300	764,200
BUILDING	763,800	687,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,586,100**	**1,451,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/24/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/13/2009	SJ
LIST	8/13/2009	EST
REVIEW	3/17/2011	ER

YEAR BLT	2008	SIZE ADJ	1.000
NET AREA	2,504	DETAIL ADJ	1.236
$NLA(RCN)	$355	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	1	1.00
TOT FIXTURES	9	$10,679
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,184		54.06	64,003
+	USF	L	UPPER STORY FIN	1,248	2008	255.33	318,649
A	ATU	N	ATTIC UNF	568		44.40	25,219
+	BAS	L	BASE AREA	1,256	2008	280.77	352,644
+	OPA	N	OPEN PORCH	264		61.80	16,315
E	WDK	N	WOOD DECK	360		46.08	16,589
H	AGR	N	ATT GARAGE	624		50.27	31,370
H	USU	N	UPPER STORY UNF	468		112.55	52,672

TOTAL RCN	888,140
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2008 / 14		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD			$763,800