

Key: 6518

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.219

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FROUDE THOMAS A LE & JEANNE D LE 6 JEFFERSON ROAD WINCHESTER, MA 01890				56-5-8-0				64 CRESCENT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FROUDE THOMAS A LE & JEANNE				07/23/2018	A	1	50076-19				
FROUDE THOMAS A & JEANNE				07/23/2018	F	1	50074-206				
FROUDE, JEANNE DIERKES				05/10/2007	H	-100	34515-182				

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	%
93-66	02/08/1993	3	ALTERATIONS				100	100

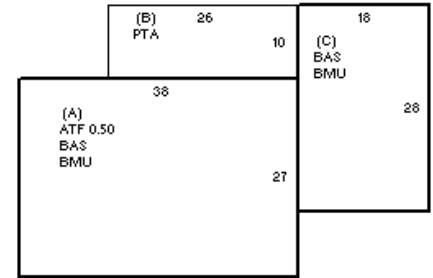
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,640	CLF 1.00	100	1.00	100	1.00	2,059,200	4.11	90	0.90	WF5 5.20	1,677,410

TOTAL	8,625 SF	ZONING	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE INFL3=CLIFF EROSION	LAND	1,677,400	1,524,900		
Infl1	FACTOR 100		BUILDING	221,700	206,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>			<b>1,899,100</b>	<b>1,731,100</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/1/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/1/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/16/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

LOADING

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	503,924														
NET AREA	2,043	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,530		42.48	64,993																
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,530	1940	227.37	347,880																
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	513	1940	146.91	75,364																
				ROOF COVER	2	WOOD SHINGLES	1.01	B	PTA	N	PATIO	260		14.90	3,874																
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 10P	1		7,281.00	7,281																	
				INT FINISH	1	PLASTER	1.00																								
				HEATING/COOLING	2	HOT WATER	1.02																								
				FUEL SOURCE	99	N/A	1.00																								
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