

Key: 6609

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.311

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BOEHL WERNER F & MCAULAY JOANNE M 15 MARTHAS LANE SCITUATE, MA 02066				58-1-8-C				15 MARTHAS LN			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				BOEHL WERNER F & MASELUNAS WILLIAM J				12/15/1994	QS	240,000	13318-49
				MASELUNAS WILLIAM J & DUB				02/10/1986	XX	6575-304	
								10/24/1983	XX	5488-218	

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	%
14-595	09/15/2014	3	ALTERATIONS	15,000	08/25/2015	SJ	100	100
10-406	09/03/2010	3	ALTERATIONS	3,500	08/10/2011	SJ	100	100
		2	ADDITIONS				100	100

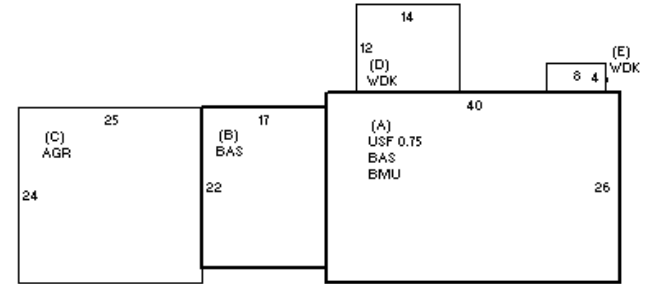
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000 GB	1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R05 1.00	404,040
300	A	0.013 GB	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R05 1.00	260

TOTAL	40,554 SF	ZONING		FRNT	143	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE				LAND	404,300	367,600
Infl1	FACTOR 100		BUILDING	436,000	387,800			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	840,300	755,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2011	SJ
MODEL	1		RESIDENTIAL	LIST	8/10/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	566,281			
NET AREA	2,194	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		46.65	48,513	CONDITION ELEM	CD			
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	780	1977	202.18	157,702					
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,414	1977	222.33	314,370	EXTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	600		42.25	25,349	INTERIOR				
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	200		38.40	7,680	KITCHEN				
				INT FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS				
				HEATING/COOLING	2	HOT WATER	1.02									HEAT				
				FUEL SOURCE	99	N/A	1.00									ELECT				
																		EFF.YR/AGE	1995 / 27	
																		COND	23 23 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	23 % GD 77	
																		RCNLD	\$436,000	