

Key: 6791

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.488

LEGAL

LAND

DETAILED

BUILDING

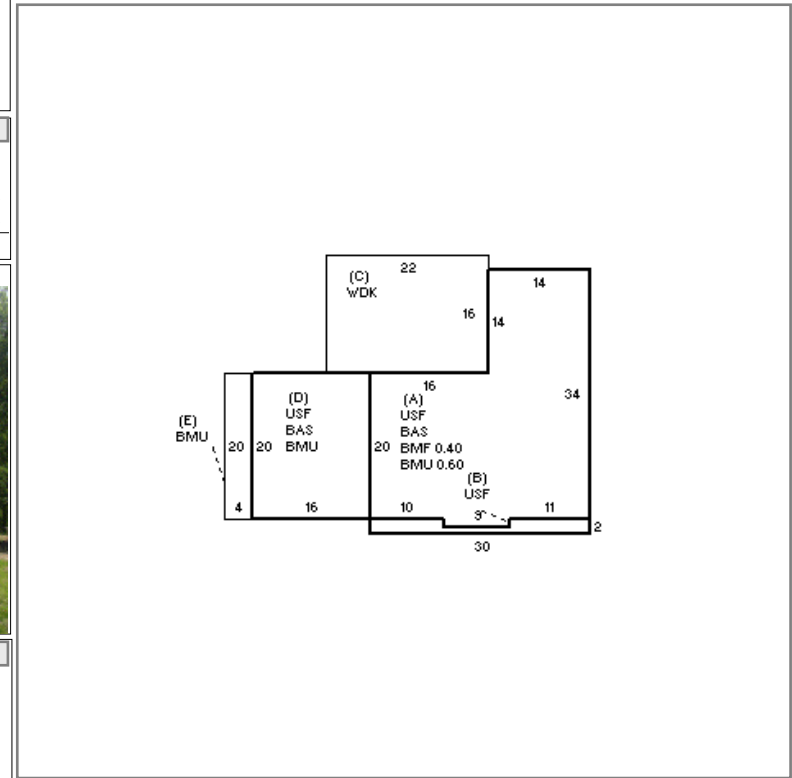
CURRENT OWNER				PARCEL ID				LOCATION			
JAMES PHILIP D & ELLEN 18 BEARCE LN SCITUATE, MA 02066				54-1-43-B				18 BEARCE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JAMES PHILIP D & ELLEN				06/26/1997	QS	192,500	15276-174				
MAGUIRE JAMES P III & BAR				01/01/1979	XX		4476-376				
HERMAN MICHAEL AND JILL C				01/01/1978	XX		4254-573				

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	%
22-1314	12/20/2022	3	ALTERATIONS	50,900	05/24/2023	NC	100	100
04-448	07/13/2004	2	ADDITIONS	64,000	07/25/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,372	GB	1.00	100	1.00	100	1.00	R03	1.00		383,920

TOTAL	24,394 SF	ZONING	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE	LAND	383,900	349,000		
Inf1	FACTOR 100		BUILDING	415,700	370,800		
Inf2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
			TOTAL	800,300	720,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		60	17.03	700



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2010	DR
MODEL	1		RESIDENTIAL	LIST	10/26/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/30/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-G TO AVE

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	532,982	
NET AREA	2,301	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	883		44.88	39,628	CONDITION ELEM	CD	
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	322		63.00	20,286	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	805	1976	200.61	161,491	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	856	1976	182.43	156,163	KITCHEN	V	
				FLOOR COVER	14	COMB	1.00	C	WDK	N	WOOD DECK	352		38.40	13,517	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	320	2005	200.61	64,195	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	D	USF	L	UPPER STORY FIN	320	2005	182.43	58,379	ELECT	A	
				FUEL SOURCE	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982			
												FPL	O	FIREPLACE	1	7,813.00	7,813	
												EFF.YR/AGE		1997 / 25				
												COND		22 22 %				
												FUNC		0				
												ECON		0				
												DEPR		22 % GD		78		
												RCNLD				\$415,700		