

Key: 6792

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.489

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCRAVY GEORGE W & RUTH L 12 BEARCE LANE SCITUATE, MA 02066				54-1-43-A				12 BEARCE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCRAVY GEORGE W & RUTH L				12/17/1992	QS	156,500	11510-324				
AMBROSE A DANA & PAMELA				01/01/1978	XX		4276-626				
TRS/FARNSWORTH REALTY TRU				01/01/1977	XX		4200-361				

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 %
23-0855	09/20/2023	2	ADDITIONS	118,000			0 0
22-0739	07/11/2022	3	ALTERATIONS	10,000	08/03/2023	JD	100 100
17-81	02/22/2017	3	ALTERATIONS	10,046	08/10/2017	SJ	100 100
04-053	02/03/2004	3	ALTERATIONS	9,000	09/01/2004	SJ	100 100
		6	CYCL GROWTH		12/29/2003	PJB	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,017	GB 1.00	100	1.00	100	1.00		R03	1.00		377,760

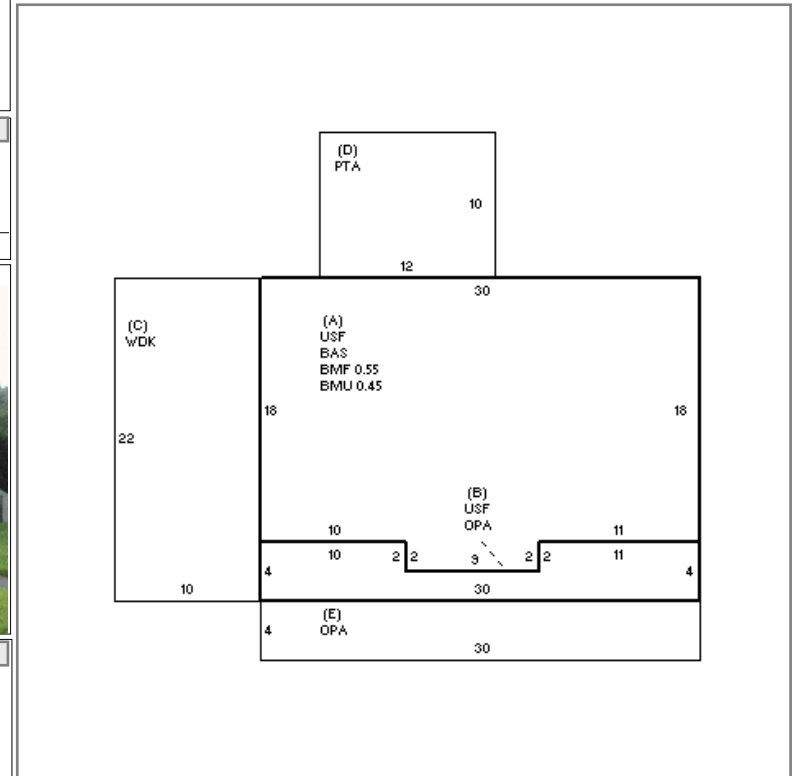
TOTAL	20,017 SF	ZONING	FRNT	217	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	377,800	343,400
Inf1	FACTOR 100		BUILDING	268,300	238,800		
Inf2	PHY 100		DETACHED	1,400	500		
			OTHER	0	0		
					TOTAL	647,500	582,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 9X9		89	15.34	1,000
SHF	A	1.00	60 0.40 10X6		60	17.03	400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/3/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/14/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	339,622		
NET AREA	1,218	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	251		57.80	14,509	CONDITION ELEM	CD		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	307		81.14	24,911	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	558	1976	229.85	128,257	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	660	1976	209.03	137,957	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00	+	OPA	N	OPEN PORCH	222		51.50	11,433	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	220		38.40	8,448	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	D	PTA	N	PATIO	120		14.90	1,788	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239					
																		EFF.YR/AGE	2000 / 22
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$268,300