

Key: 6820

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.517

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION   |  |  |  |
|--|--|--|--|------------|----|------------|--------------|------------|--|--|--|
| STANKARD CHARRLES E JR & JEAN C<br>5 OLD SUDBURY RD<br>LINCOLN, MA 01773 |  |  |  | 34-11-4-0  |    |            |              | 9 FIRST AV |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |            |  |  |  |
| STANKARD CHARRLES E JR   |  |  |  | 01/01/1973 | QS |            | (48616)      |            |  |  |  |
| FITZPATRICK MARION K   |  |  |  | 01/01/1972 | XX |            | (C00048265)  |            |  |  |  |
| FITZPATRICK JAMES J  |  |  |  | 01/01/1932 | XX |            | (C00004406)  |            |  |  |  |

| 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 %   |
| 97-389 | 07/08/1997 | 2             | ADDITIONS   |        |       |        | 100 100 |
| 92-467 | 06/09/1992 | 3             | ALTERATIONS |        |       |        | 100 100 |

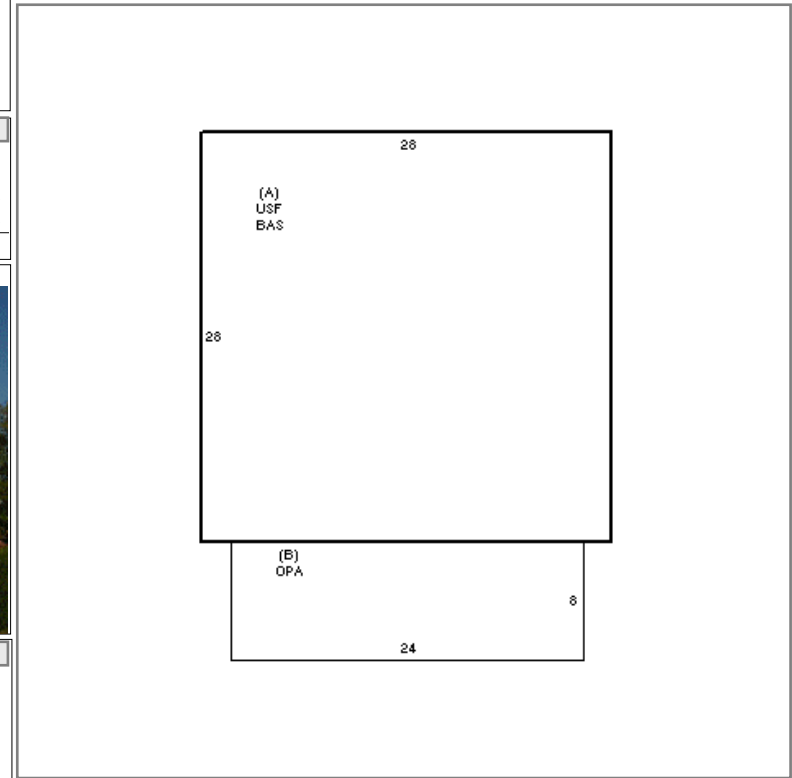
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 10,000   | OS 1.00 | 100  | 1.00 | 100      | 1.00 | 440,000 | 3.58 | 100 | 1.00       | R08 1.00  | 361,190 |

|       |            |                  |          |         |          |         |          |
|-------|------------|------------------|----------|---------|----------|---------|----------|
| TOTAL | 10,000 SF  | ZONING           | FRNT     | 98      | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | OCEANSIDE  | N<br>O<br>T<br>E | C/W 3    |         | LAND     | 361,200 | 328,400  |
| Inf1  | FACTOR 100 |                  | LAND     | 122,100 | 115,400  |         |          |
| Inf2  | PHY 100    |                  | BUILDING | 7,700   | 7,300    |         |          |
|       |            |                  | OTHER    | 0       | 0        |         |          |
|       |            |                  | TOTAL    | 491,000 | 451,100  |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| DGF | A    | 1.00 | 50 0.50  | 1998 | 280   | 54.75     | 7,700 |



BLDG COMMENTS  
FY12 FR- COLONIAL TO CONV



| BUILDING | CD | ADJ  | DESC                | MEASURE | 5/7/2009  | PL  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 5/7/2009  | EST |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 3/14/2011 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| YEAR BLT   | 1928  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 1,568 | DETAIL ADJ | 1.140 | FOUNDATION      | 2  | SLAB          | 0.95 | A | BAS | L | BASE AREA       | 784   | 1928 | 241.27    | 189,158 |
| \$NLA(RCN) | \$243 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD     | 1.00 | A | USF | L | UPPER STORY FIN | 784   | 1928 | 219.41    | 172,019 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | B | OPA | N | OPEN PORCH      | 192   |      | 51.50     | 9,888   |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 |   | FPL | O | FIREPLACE       | 1     |      | 7,813.00  | 7,813   |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD      | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | INT FINISH      | 1  | PLASTER       | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | HEATING/COOLING | 99 | N/A           | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A           | 1.00 |   |     |   |                 |       |      |           |         |

|                |                |
|----------------|----------------|
| TOTAL RCN      | 381,614        |
| CONDITION ELEM | CD             |
| EXTERIOR       |                |
| INTERIOR       |                |
| KITCHEN        |                |
| BATHS          |                |
| HEAT           |                |
| ELECT          |                |
| EFF.YR/AGE     | 1952 / 70      |
| COND           | 64 64 %        |
| FUNC           | 4 PARTIAL HEAT |
| ECON           | 0              |
| DEPR           | 68 % GD 32     |
| RCNLD          | \$122,100      |