

Key: 6845

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.539

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HIGGINS MICHAEL ROBERT TR & PAMELA JEAN TR 12 MOORS CIR SCITUATE, MA 02066				62-1-1-E				12 MOORS CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HIGGINS MICHAEL ROBERT TR				03/30/2021	F	1 54681-278					
HIGGINS MICHAEL R & PAMEL				07/11/2008	QS	799,000 36173-324					
LITTELL WILLIAM M & NANCY				05/16/2005	QS	795,000 30533-155					

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	%
17-85	02/22/2017	2	ADDITIONS	89,000	08/23/2017	SJ	100	100
89-236	05/18/1989	7	OTHERS		09/20/2006		100	100
		3	ALTERATIONS				100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	GB 1.00	100	1.00	100	1.00	660,000	1.00	100	1.00	RV1 1.50	606,060
300	A	0.122	GB 1.00	100	1.00	100	1.00	29,700	1.00	100	1.00	RV1 1.50	3,620

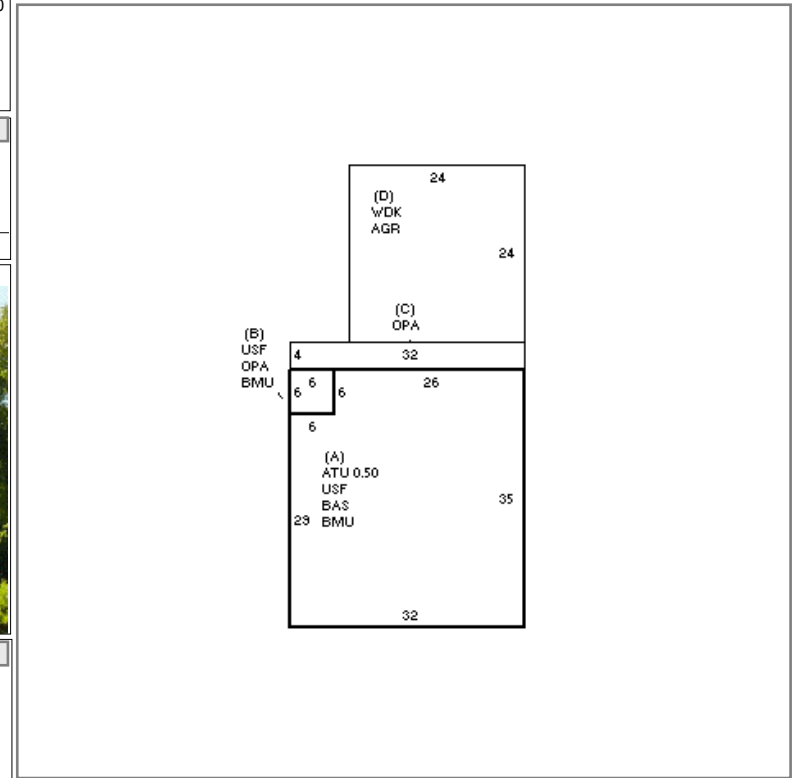
TOTAL	1.040 Acres		ZONING	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH		NOTE	LAND	609,700	554,400		
Inf1	FACTOR 100			BUILDING	523,800	489,600		
Inf2	PHY 100			DETACHED	1,300	1,200		
				OTHER	0	0		
				TOTAL	1,134,800	1,045,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	20 0.80		100	16.21	1,300



BLDG COMMENTS

FY12 FR-VG TO +



BUILDING	CD	ADJ	DESC	MEASURE	8/25/2015	SJ
MODEL	1		RESIDENTIAL	LIST	8/25/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/14/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	631,109
NET AREA	2,204	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,120		50.29	56,328		
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,084	1969	226.69	245,728		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,120	1969	206.15	230,885		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	542		40.70	22,059		
				FLOOR COVER	34	COMB	1.00	+	OPA	N	OPEN PORCH	164		56.65	9,291		
				INT FINISH	1	PLASTER	1.00	D	AGR	N	ATT GARAGE	576		46.91	27,019		
				HEATING/COOLING	11	HW/COOL AIR	1.04	D	WDK	N	WOOD DECK	576		42.24	24,330		
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	\$6,406
# UNITS	1	1.00

EFF.YR/AGE	2005 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$523,800	