

Key: 7039

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.728

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
ROMAN JOSHUA J & JULIE B 10 WILLOW CIR SCITUATE, MA 02066				39-26-25-E				10 WILLOW CIR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROMAN JOSHUA J & JULIE B				06/25/2010	QS	680,000	(114820)					
WERTHEN PETER A				08/15/2007	QS	700,000	(110947)					
LEAHY PATRICK J & TRACY E				04/16/2002	F	100	(101094)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,081	OS 1.00	100	1.00	440,000	1.86	100	1.00	R03	1.00	377,850

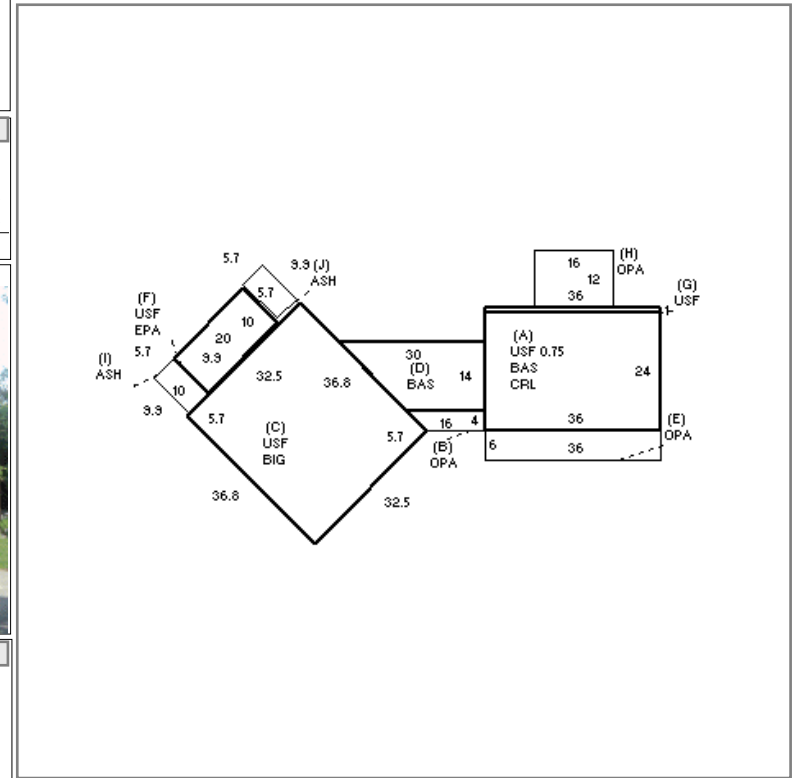
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1549	12/13/2021	2	ADDITIONS	55,000	07/14/2022	JD	100	100
12-593	10/09/2012	2	ADDITIONS	36,982	07/31/2013	SJ	100	100
		3	ALTERATIONS		09/11/2007		100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
01-552.2	04/16/2002	3	ALTERATIONS				100	100

LAND

TOTAL	20,081 SF	ZONING	IN-LAW/ACCESSORY DWG.	FRNT	82	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND		377,900	343,500	
Inf1	FACTOR 100			BUILDING		832,700	742,400	
Inf2	PHY 100			DETACHED		1,300	1,200	
				OTHER		0	0	
				<b>TOTAL</b>		<b>1,211,900</b>	<b>1,087,100</b>	

DE  
TA  
CH  
ED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90	10 X 8	80	17.57	1,300



B  
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G

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/11/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

IN-LAW APT/ LEGAL ACCESSORY DWELLING

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	946,199	
NET AREA	3,266	DETAIL ADJ	1.166	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	864		13.20	11,402	CONDITION ELEM	CD	
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	464		61.80	28,675	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	1,196		52.76	63,098	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,186	2002	261.92	310,633	KITCHEN	G		
ROOMS	9	1.00	FLOOR COVER	13	COMB	1.00	F	EPA	N	ENCLOSED PORCH	200		108.24	21,648	BATHS	G		
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	2,080	2002	238.19	495,425	HEAT	A		
BATHROOMS	3	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	+	ASH	N	ATT SHED	112		26.82	3,004	ELECT	A		
# 1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00												
TOT FIXTURES	11	\$12,313																
# UNITS	2	1.02																
																EFF.YR/AGE	2010 / 12	
																COND	12 12 %	
																FUNC	0	
																ECON	0	
																DEPR	12 % GD 88	
																RCNLD	\$832,700	