

Key: 7193

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.875

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CASEY WILLIAM C III 3 SEAL HARBOR RD PH 34 WINTHROP, MA 02152				70-1-5-0				212 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CASEY WILLIAM C III				07/08/2014	A	750,000		(120645)			
CASEY ANNE MARIE TIMOTHY				05/23/2012	F	1 (117467)					
CASEY ANNE MARIE				01/01/1966	QS	374700					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
04-364	06/15/2004	3	ALTERATIONS	8,157	08/26/2004	SJ	100
91-772	11/26/1991	3	ALTERATIONS				100
90-229	05/15/1990	3	ALTERATIONS				100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,000	HUM 1.00	100	1.00	100	1.00	748,000	3.01	100	1.00	WF7 1.70	620,390

DETACHED

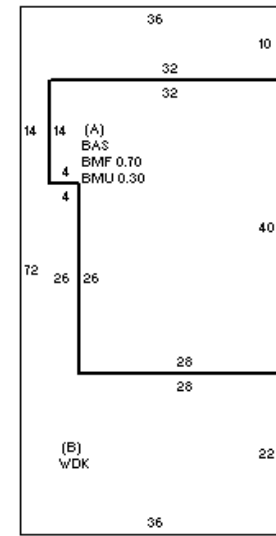
TOTAL	12,000 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	620,400	530,800		
Inf1	FACTOR 100		BUILDING	268,600	238,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		889,000	769,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/8/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS



BUILDING

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,176	DETAIL ADJ	0.850
\$NLA(RCN)	\$309	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	353		45.13	15,931
A	BMF	N	BSMT FINISH-SEP	823		63.35	52,141
A	BAS	L	BASE AREA	1,176	1954	193.34	227,362
B	WDK	N	WOOD DECK	1,416		38.40	54,374
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	362,980
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$268,600