

Key: 7255

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.936

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ENGSTROM WALTER E LE, KARIN M LE & FRAZER JULIE M TR 640 WHITMAN STREET HANSON, MA 02341				70-2-30-0				12 ATLANTIC DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ENGSTROM WALTER E LE,				01/02/2020	F	1	52182-107				
ENGSTROM WALTER E & KARIN				10/05/2007	F	300,000	351159-161				
ENGSTROM WE KN				05/24/1994	F	1	12898-14				

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	%
92-718	09/01/1992	1	NEW CONST				100	100
92-668	08/01/1992	4	DEMO				100	100
		6	CYCL GROWTH				100	100

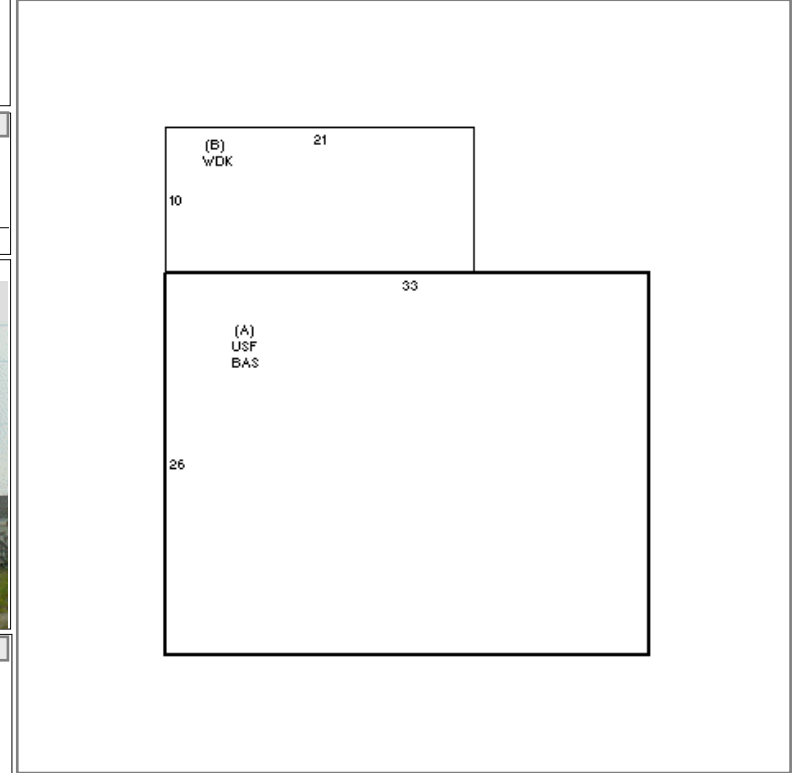
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,157	HUM 1.00	100	1.00	100	1.00	748,000	3.52	100	1.00	WF7 1.70	614,540

TOTAL	10,149 SF	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE C/W 70-2-29	LAND	614,500	525,800		
Inf1	FACTOR 100		BUILDING	311,800	277,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		926,300	803,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- CONV TO CAPE



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/5/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,716	DETAIL ADJ	1.098	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	858	1992	227.99	195,612
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	858	1992	207.33	177,889
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	210		38.40	8,064
				ROOF COVER	1	ASPH SHINGLES	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813
				FLOOR COVER	13	COMB	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	394,648	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	2000 / 22		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			\$311,800