

Key: 7275

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.954

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CAMPBELL JOSEPH S & PHYLLIS A TRS 70 SHERBURN CIR WESTON, MA 02493-1057				71-12-4-0				12 CONCORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAMPBELL JOSEPH S & CRANDLEMERE WILLIAM E				09/19/1995	O	212,900	13837-126				
CRANDLEMERE MINNIE A				01/01/1972	XX		3654-71				
				01/01/1943	XX		1828-187				

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	%
23-539	06/21/2023	2	ADDITIONS	30,000				0 0
96-53	02/01/1996	2	ADDITIONS					100 100
92-766	10/01/1992	3	ALTERATIONS					100 100
		6	CYCL GROWTH					100 100


LAND

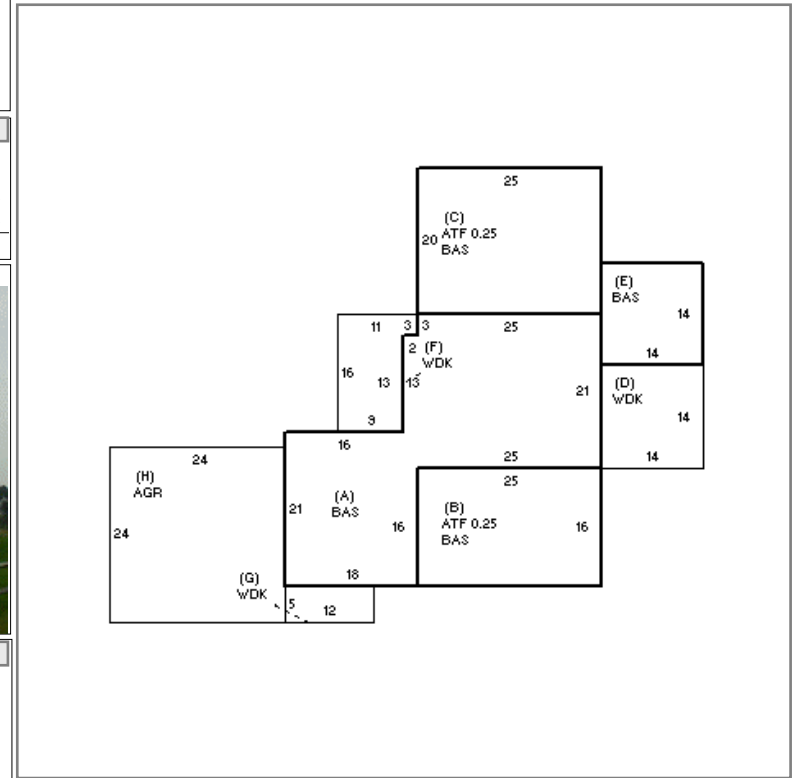
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	31,500	HUM 1.00	100	1.00	100	1.00	638,000	1.24	100	1.00	RF2 1.45	570,340

TOTAL	31,494 SF	ZONING		FRNT	330	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	570,300	518,500
Inf1	FACTOR 100		BUILDING	333,100	296,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	903,400	814,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/23/2003





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/12/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/9/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LAND

YEAR BLT	1938	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,073
NET AREA	2,250	DETAIL ADJ	0.849	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	2,025	1938	184.27	373,140	CONDITION ELEM	CD
\$NLA(RCN)	\$200	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	ATF	L	ATTIC FINISH	225	1938	119.05	26,787	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	406		42.24	17,149	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	H	AGR	N	ATT GARAGE	576		46.91	27,019	KITCHEN	
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	
				INT FINISH	1	PLASTER	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00										
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$333,100