

Key: 7507

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.181

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION         |  |  |  |
|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| CERQUEIRA, MARIA B TR<br>12 ALDEN LN<br>WINCHESTER, MA 01890 |  |  |  | 72-4-10-0  |    |            |              | 32 POSTSCRIPT LN |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                  |  |  |  |
| CERQUEIRA, MARIA B TR  |  |  |  | 02/06/2009 | QS | 405,000    | (112963)     |                  |  |  |  |
| MATTHEWS EARL  |  |  |  | 09/26/2006 | H  | 480,000    | (109649)     |                  |  |  |  |
| KNOTTS KRISTEN J   |  |  |  | 01/31/2006 | F  | -100       | (108631)     |                  |  |  |  |

| 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 %  |
|        |        |               |      |        |       |    |        |

| CD  | T | AC/SF/UN | Ngh      | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 5,600    | HUM 1.00 | 100  | 1.00 | 550,000  | 6.21 | 100  | 1.00 | R08 | 1.25       | 438,960   |

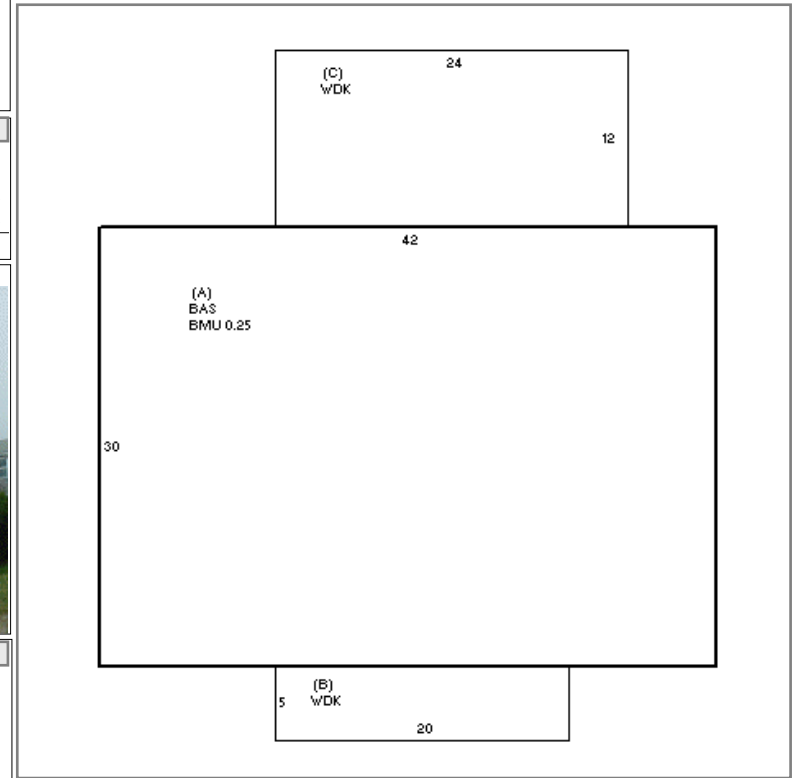
| TOTAL | 5,600 SF   | ZONING | FRNT     | 75      | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | HUMAROCK   | NOTE   |          |         | LAND     | 439,000 | 399,100  |
| Inf1  | FACTOR 100 |        | BUILDING | 124,600 | 115,800  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 0       | 0        |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        |          |         | TOTAL    | 563,600 | 514,900  |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/15/2010 | PL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/15/2010 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 3/8/2011  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1947  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 283,199 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,260 | DETAIL ADJ | 0.850 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 315   |      | 63.15     | 19,892  |           |         |
| \$NLA(RCN) | \$225 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | BAS | L | BASE AREA       | 1,260 | 1947 | 189.75    | 239,087 |           |         |
|            |       |            |       | ROOF SHAPE      | 2  | HIP            | 1.00 | + | WDK | N | WOOD DECK       | 388   |      | 38.40     | 14,899  |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 7,281.00  | 7,281   |           |         |
|            |       |            |       | 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 |   |     |   |                 |       |      |           |         |           |         |



| CAPACITY     | UNITS | ADJ     |
|--------------|-------|---------|
| STORIES      | 1     | 1.00    |
| ROOMS        | 5     | 1.00    |
| BEDROOMS     | 3     | 1.00    |
| BATHROOMS    | 1     | 1.00    |
| # 1/2 BATHS  | 0     | 1.00    |
| TOT FIXTURES | 3     | \$2,040 |
| # UNITS      | 1     | 1.00    |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       |    |
| INTERIOR       |    |
| KITCHEN        |    |
| BATHS          |    |
| HEAT           |    |
| ELECT          |    |

|            |            |
|------------|------------|
| EFF.YR/AGE | 1956 / 66  |
| COND       | 56 56 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 56 % GD 44 |
| RCNLD      | \$124,600  |