

Key: 7517

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.191

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MOSHER JOHN F 12 FAIRLAWN RD NO WEYMOUTH, MA 02191				72-4-15-0				37 BRUNSWICK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MOSHER JOHN F				10/06/2016	H	1 (124186)					
MOSHER FRANCIS E & THURLE				01/01/1966	QS	(37116)					
RYAN BARBARA K				01/01/1956	XX	(C00022242)					

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	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,600	HUM 1.00	100	1.00	594,000	6.21	100	1.00	WV3	1.35	474,080

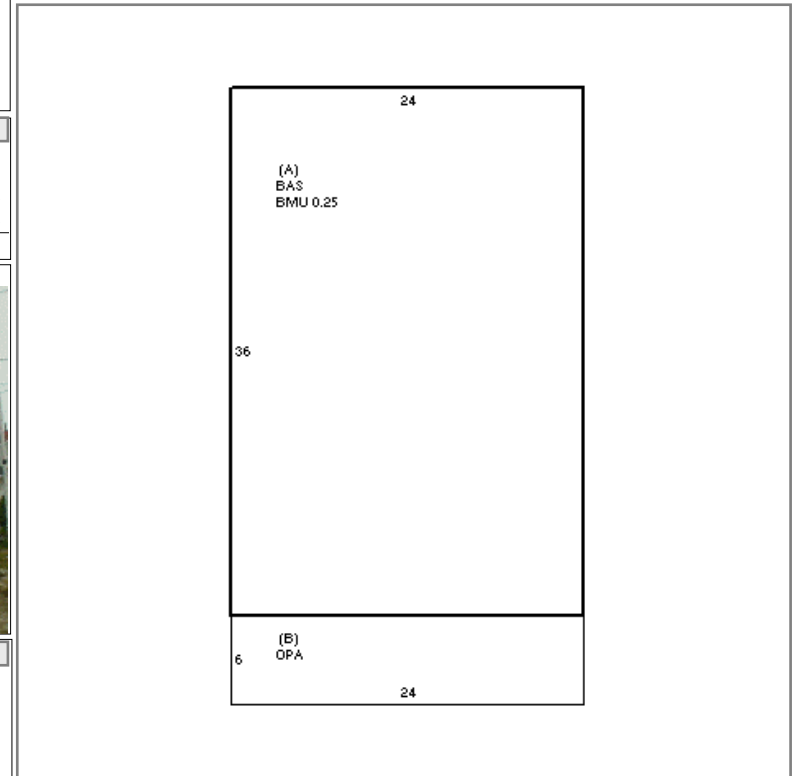
TOTAL	5,600 SF	ZONING		FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	474,100	431,000		
Infl1	FACTOR 100		BUILDING	123,400	117,200			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	597,500	548,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/7/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/7/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	0.722
\$NLA(RCN)	\$207	OVERALL	1.000
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	\$1,733	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	216		63.15	13,640
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	864	1956	180.66	156,089
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	144		51.50	7,416
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	14	COMB	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	13	NONE	0.85								
FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	178,878
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$123,400