

Key: 7686

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.358

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WHITAKER RICHARD F TR & BRIAN SHEA TR 14 CANVASBACK WAY WALPOLE, MA 02081				73-6-1-0				9 ALDEN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WHITAKER RICHARD F TR & WHITAKER RICHARD F & H P				10/17/2017	F	100 (26986)		(626092)			
WHITAKER RICHARD F & HOWA				08/03/2007	A	100,000		(626092)			
				01/07/1998	F			(626092)			

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	%
		3	ALTERATIONS				0	100

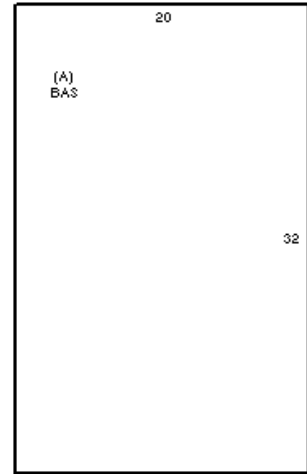
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000 HUM	1.00	100	1.00	100	1.00	550,000	6.92	100	1.00 R08	1.25	436,830

TOTAL	5,009 SF	ZONING	FRNT	146	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	436,800	397,100
Infl1	FACTOR 100		BUILDING	59,800	58,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	496,600	455,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/22/2003
									



BUILDING	CD	ADJ	DESC	MEASURE	4/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/27/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	640	DETAIL ADJ	0.708	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	640	1948	198.50	127,039
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00								
ROOMS	4	1.00		FLOOR COVER	14	COMB	1.00								
BEDROOMS	2	1.00		INT FINISH	1	PLASTER	1.00								
BATHROOMS	1	1.00		HEATING/COOLING	13	NONE	0.85								
# 1/2 BATHS	0	1.00		FUEL SOURCE	8	NONE	1.00								
TOT FIXTURES	3	\$1,699													
# UNITS	1	1.00													

BUILDING

TOTAL RCN	136,019	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			\$59,800