

Key: 769

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 707

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WESSMAN DAVID M & CONSTANCE E				32-3-8-0				32 FAIRVIEW AV			
32 FAIRVIEW AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				WESSMAN DAVID M & CONSTAN				10/01/2007	QS	365,000	35141-295
				JACKSON STANLEY D				06/27/1994	QS	175,000	12975-330
				SKERPAN WILLIAM & ELIZABE				01/01/1954	XX	2286-397	

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	%
11-179	04/19/2011	3	ALTERATIONS		06/30/2011	SJ	100	100
00-233	05/31/2000	3	ALTERATIONS				100	100
96-151	04/01/1996	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

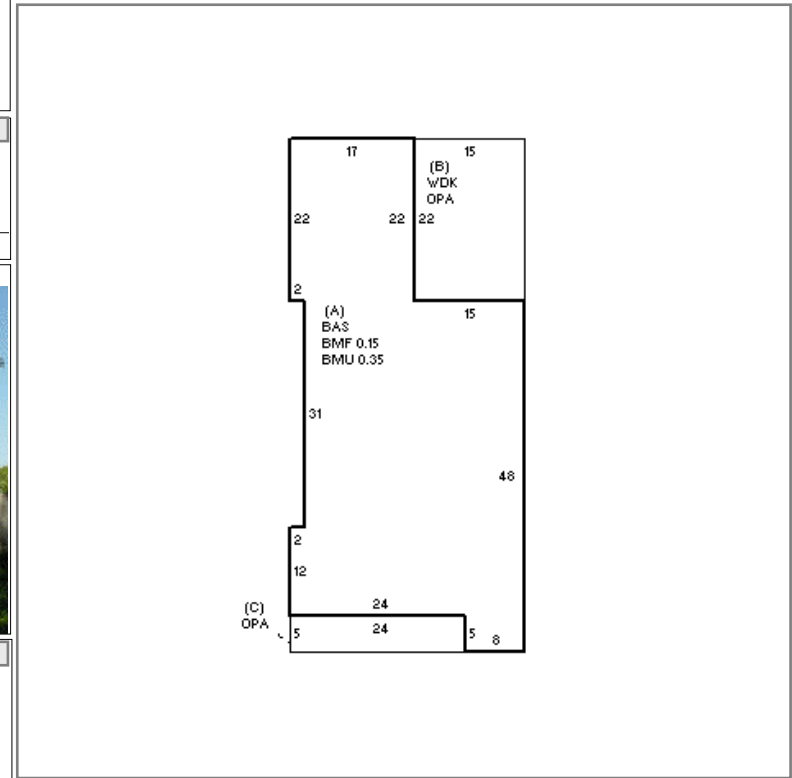
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,359	SC	1.00	100	1.00	100	1.00	R03	0.90		332,100

TOTAL	14,359 SF	ZONING	FRNT	243	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	332,100	318,700
Inf1	FACTOR 100		LAND	144,100	135,300		
Inf2	PHY 100		BUILDING	7,000	6,400		
			OTHER	0	0		
					TOTAL	483,200	460,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400
S/V	A	1.00	SV 1.00 VINYL STEEL	1970	6,000	1.10	6,600



BLDG COMMENTS  
OTHER FIX=SINK/FY12 FR-CONV TO RANCH



BUILDING	CD	ADJ	DESC	MEASURE	6/30/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/30/2011	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/9/2011	KT
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	TOTAL RCN	400,266	
NET AREA	1,728	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	605		49.26	29,800	CONDITION ELEM	CD	
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	259		69.15	17,909	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,728	1948	176.31	304,669	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	450		51.50	23,175	KITCHEN		
				FLOOR COVER	99	N/A	1.00	B	WDK	N	WOOD DECK	330		38.40	12,672	BATHS		
				INT FINISH	99	N/A	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY																EFF.YR/AGE	1952 / 70	
STORIES	1	ADJ	1.00													COND	64	64 %
ROOMS	8		1.00													FUNC	0	
BEDROOMS	2		1.00													ECON	0	
BATHROOMS	2		1.00													DEPR	64	% GD 36
# 1/2 BATHS	0		1.00													RCNLD		\$144,100
TOT FIXTURES	7		\$4,760															
# UNITS	1		1.00															