Key: 7694

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,366

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITESTONE ALLEN TRUSTEE 89 STANIFORD ST APT 2 AUBURNDALE, MA 02466-1128	73-6-9-0	17 OCEAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITESTONE ALLEN TRUSTEE	05/02/1997	F	1	(91332)
WHITESTONE ALLEN, NICOLL	04/20/1990	QS	161,000	80023-0
SHUTE DONALD E	08/25/1986	QS	140,000	(C00073842)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

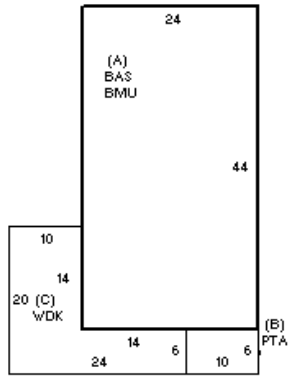
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
90-361	06/25/1990	3	ALTERATIONS				100	100

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	594,000	6.92	100 1.00	WV3 1.35			471,780

TOTAL	5,009 SF	ZONING		FRNT	51
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	471,800	428,900
BUILDING	203,400	183,300
DETACHED	0	0
OTHER	0	0
TOTAL	**675,200**	**612,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/22/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/13/2010	PL
LIST	12/13/2010	EST
REVIEW	3/4/2011	ER

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,056	DETAIL ADJ	0.841
$NLA(RCN)	$257	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	$2,018
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		46.44	49,037
A	BAS	L	BASE AREA	1,056	1977	197.32	208,365
B	PTA	N	PATIO	60		14.90	894
C	WDK	N	WOOD DECK	284		38.40	10,906

TOTAL RCN	271,220

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$203,400