

Key: 7695

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.367

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SPARKS RICHARD E & LINDA R TR 48 GRAYSTONE CIR WINCHESTER, MA 01890				73-6-10-0				19 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SPARKS RICHARD E & LINDA				08/23/2004	F	10 (105939)					
SPARKS RICHARD R & LINDA				10/28/1983	QS	70,000 68413-					
OBRIEN RICHARD S AND MARG				01/01/1964	QS	6,500 (C00033977)					

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	%

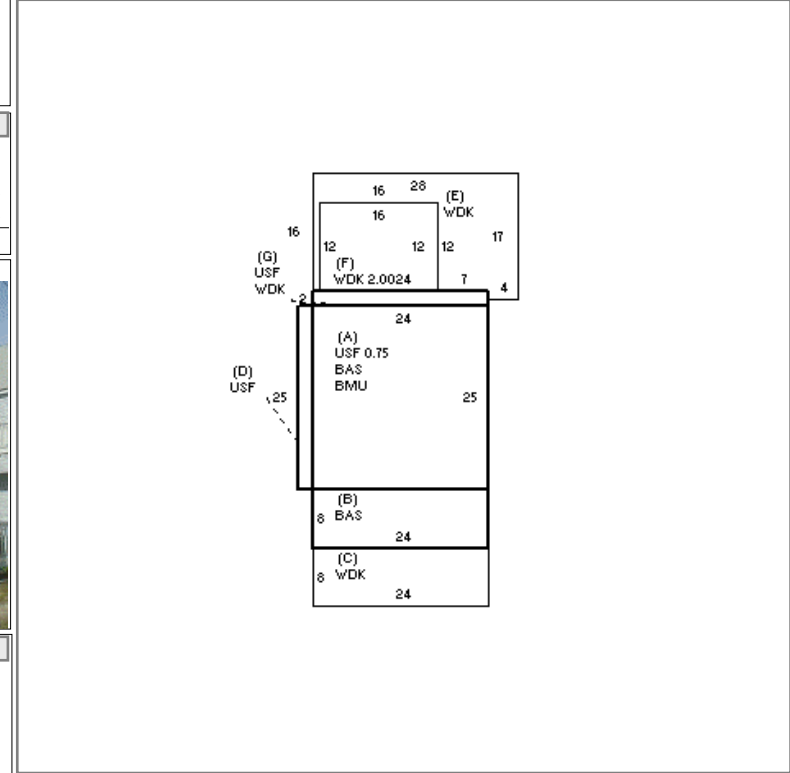
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	HUM 1.00	100	1.00	100	1.00	594,000	6.92	100	1.00	WV3 1.35	471,780

TOTAL	5,009 SF	ZONING		FRNT	57	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	471,800	428,900			
Inf1	FACTOR 100		BUILDING	304,600	275,100			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>776,400</b>	<b>704,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
FY12 FR- CONV TO CAPE



BUILDING	CD	ADJ	DESC	MEASURE	12/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/13/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,340	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	600		61.73	37,039
\$NLA(RCN)	\$329	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	792	1950	271.36	214,915
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	884	42.24	37,341
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	548	1950	246.77	135,230	
ROOMS	10	1.00	FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00									
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02									
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00									
TOT FIXTURES	8	\$7,899													
# UNITS	1	1.00													

TOTAL RCN	441,486
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	\$304,600