

Key: 7698

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.370

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
SPARKS RICHARD E & LINDA R TRS 48 GRAYSTONE CIRCLE WINCHESTER, MA 01890		73-6-13-0		25 OCEAN DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SPARKS RICHARD E & LINDA		10/19/2018	QS	475,000	(127646)
LUCCHETTI JASON		02/11/2013	S	228,000	(118629)
FEDERAL NATIONAL MORTAGA		07/17/2012	L	371,686	(117745)

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 %
14-499	06/17/2014	3	ALTERATIONS	3,500	08/26/2014	SJ	100 100
13-096	03/05/2013	3	ALTERATIONS	26,000	09/04/2013	SJ	100 100

LAND

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

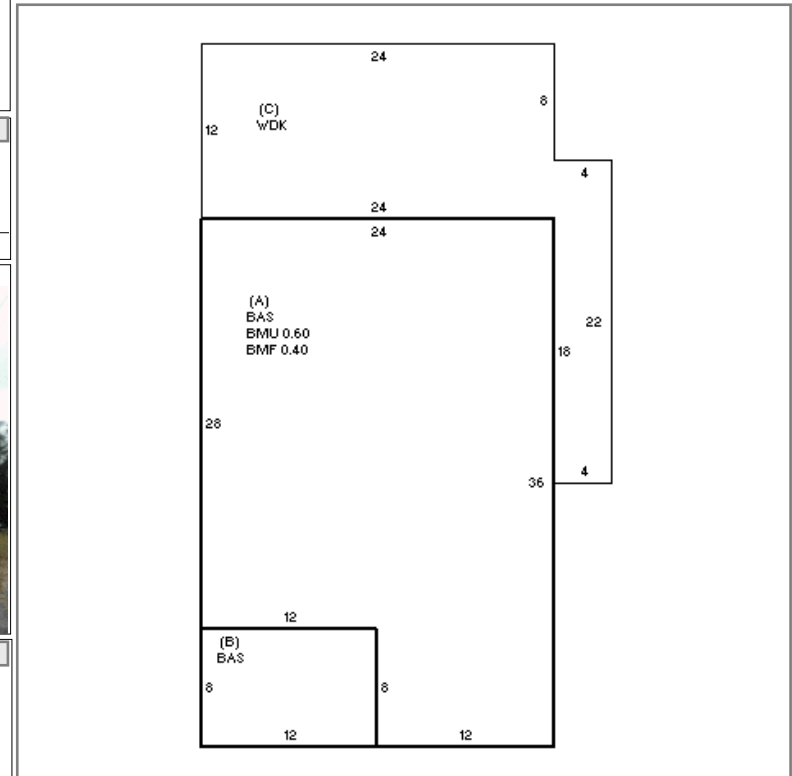
TOTAL	5,009 SF	ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	471,800	428,900		
Inf1	FACTOR 100		BUILDING	182,000	162,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	653,800	590,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/27/2015	SJ
MODEL	1		RESIDENTIAL	LIST	8/27/2015	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	9/12/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	864	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	4	ADJ	1.00	FLOOR COVER	34	COMB	1.00
BEDROOMS	2		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	1		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	5		\$3,500				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	307		71.93	22,081
A	BMU	N	BSMT UNFINISHED	461		51.24	23,620
+	BAS	L	BASE AREA	864	1957	218.94	189,166
C	WDK	N	WOOD DECK	376		38.40	14,438

TOTAL RCN	252,805
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$182,000