

Key: 7760

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.426

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CURRENT OWNER				PARCEL ID				LOCATION			
WALSH LINDA F & JOHN J TRS 9 BRIAN DAVID WAY WEYMOUTH, MA 02190				73-12-1-0				7 FRANKLIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALSH LINDA F & JOHN J TR				03/26/2014	F		1 (120219)				
WALSH JOHN T				01/01/1985	QS		(224896)				
DTH CTFS A T RISIO;VALEN				11/17/1983	XX		I0022-4888				

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 %

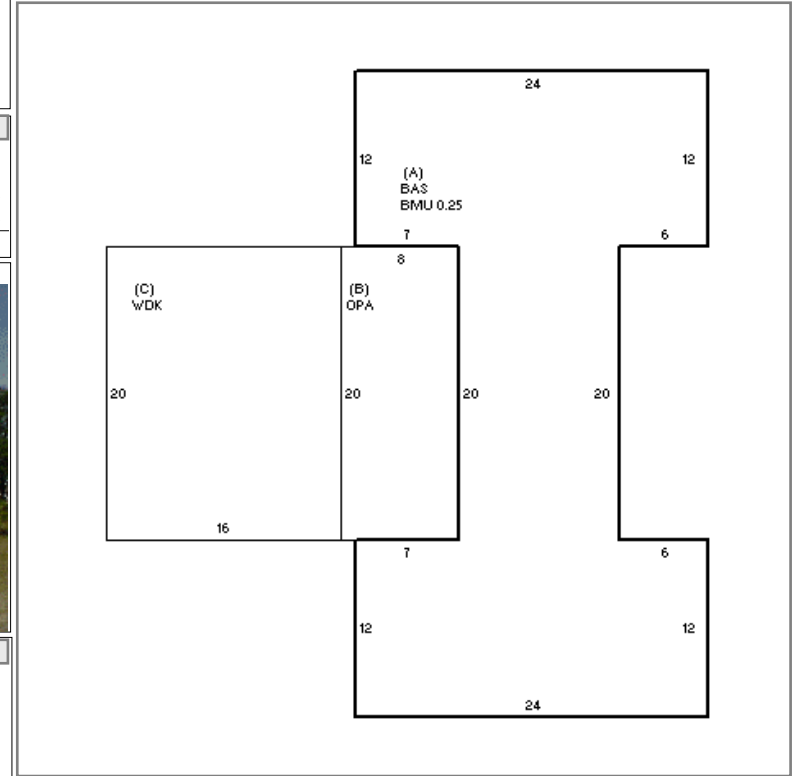
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,800 HUM	1.00	100	1.00	638,000	6.00	100	1.00	RF2	1.45	509,990

TOTAL	5,793 SF	ZONING		FRNT	62	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E				LAND	510,000	463,600
Inf1	FACTOR 100		BUILDING	127,100	119,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>637,100</b>	<b>583,500</b>

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	12/14/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/14/2010	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%]			

BLDG COMMENTS  
FY12 FR- COTT TO RANCH

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	796	DETAIL ADJ	0.693
\$NLA(RCN)	\$231	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	\$1,663	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	5	ASBESTOS	0.96
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	199		63.15	12,567
A	BAS	L	BASE AREA	796	1950	178.52	142,098
B	OPA	N	OPEN PORCH	160		51.50	8,240
C	WDK	N	WOOD DECK	320		38.40	12,288
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	184,137
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	\$127,100