Key: 7794

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,460

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHANDLER BARBARA A S/O HEALEY EDWARD F JR & 13 IRVING ST SCITUATE, MA 02066	73-15-5-0	13 IRVING ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HEALEY EDWARD F JR &	09/25/2023	QS	526,000	(135936)
CHANDLER BARBARA A	02/12/1986	QS	97,000	(72789)
FEDERAL NATL MORTGAGE ASS	02/07/1986	L		(67000)

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

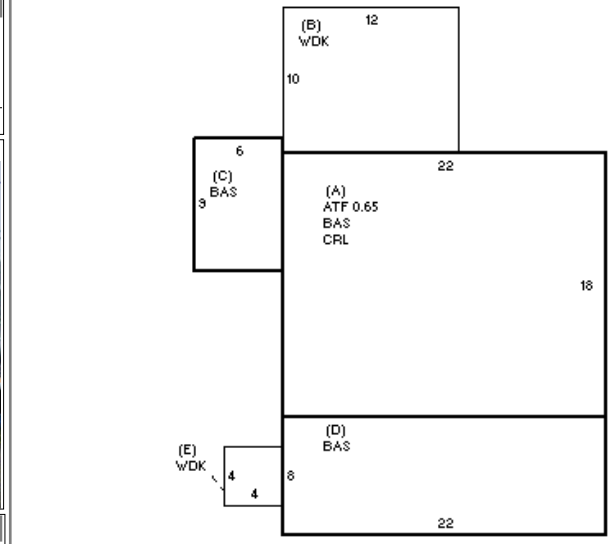
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		06/13/2023	JD	100	100
98-266	06/16/1998	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM 1.00	100 1.00	100 1.00	550,000	10.62	100 1.00	R08 1.25			429,110

TOTAL	3,200 SF	ZONING		FRNT	37
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	429,100	390,100
BUILDING	91,100	61,700
DETACHED	500	0
OTHER	0	0
TOTAL	**520,700**	**451,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	8X6		48	17.03	500

PHOTO 06/13/2023

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	-	0.90	LOW +/ AVG - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/13/2023	JD
LIST	6/13/2023	EST
REVIEW	9/4/2023	JD

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	883	DETAIL ADJ	0.850
$NLA(RCN)	$191	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.65	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,836
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	396		12.69	5,026
A	ATF	L	ATTIC FINISH	257	1950	122.84	31,571
+	WDK	N	WOOD DECK	136		34.56	4,700
+	BAS	L	BASE AREA	626	1950	190.13	119,021
	F11	O	FPL 1S 1OP	1		6,552.90	6,553

TOTAL RCN	168,706

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	A
HEAT	O
ELECT	O

EFF.YR/AGE	1961 / 61	
COND	46	46 %
FUNC	0	
ECON	0	
DEPR	46	% GD 54
RCNLD		$91,100