Key: 7804

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,470

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TORAN ROBERT NESTOR & CATHERINE NIELSON TRS 15 HERITAGE DR WALPOLE, MA 02081	73-16-7-0	12 KENILWORTH ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TORAN ROBERT NESTOR &	01/08/1999	F	1	(94774)
TORAN RICHARD,ROBERT & CA	12/31/1998	XX		N/A-N/A
TORAN NESTOR E & HELEN A	11/22/1989	XX		(C00079389)

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

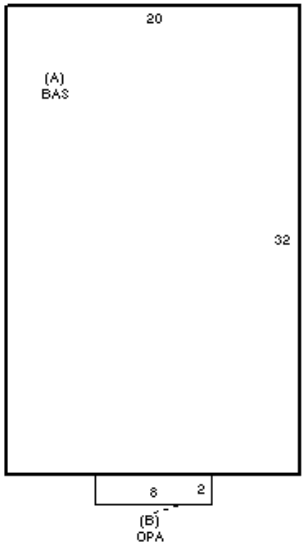
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	3,180 SF	ZONING		FRNT	133
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	429,100	390,100
BUILDING	86,600	82,800
DETACHED	0	0
OTHER	0	0
TOTAL	**515,700**	**472,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/22/2003

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	12/16/2010	PL
LIST	12/16/2010	EST
REVIEW	3/4/2011	ER

BLDG COMMENTS

FY12 FR- COTT TO RANCH

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	640	DETAIL ADJ	0.686
$NLA(RCN)	$196	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	$1,646
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	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	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	640	1959	192.33	123,091
B	OPA	N	OPEN PORCH	16		51.50	824

TOTAL RCN	125,561
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			$86,600