

Key: 7843

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.505

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WILSON KELLI ANN TR 121 GRANDVIEW AVE MARSHFIELD, MA 02050				73-4-26-0				113 RIVER ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
WILSON KELLI ANN TR				12/15/2017	L	250,000 (126202)						
SANTANDER BANK				08/18/2016	L	406,026 (123942)						
CLEARY JEAN E				05/01/2006	O	382,000 (108965)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,679 HUM	1.00	100	1.00	550,000	7.37	100	1.00	R08	1.25	435,610

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	%
06-251	05/05/2006	7	OTHERS		06/13/2018	JD	100	100
-6-251	05/05/2006	3	ALTERATIONS	11,000	09/12/2007	SJ	100	70
02-273	06/01/2002	3	ALTERATIONS	11,000	09/11/2006	SJ	100	100
		3	ALTERATIONS		08/22/2008	SJ	100	100

LAND

TOTAL	4,661 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	435,600	396,000		
Inf1	FACTOR 100		BUILDING	123,000	110,900		
Inf2	PHY 100		DETACHED	16,500	15,000		
			OTHER	0	0		
			<b>TOTAL</b>	<b>575,100</b>	<b>521,900</b>		

DETACHED

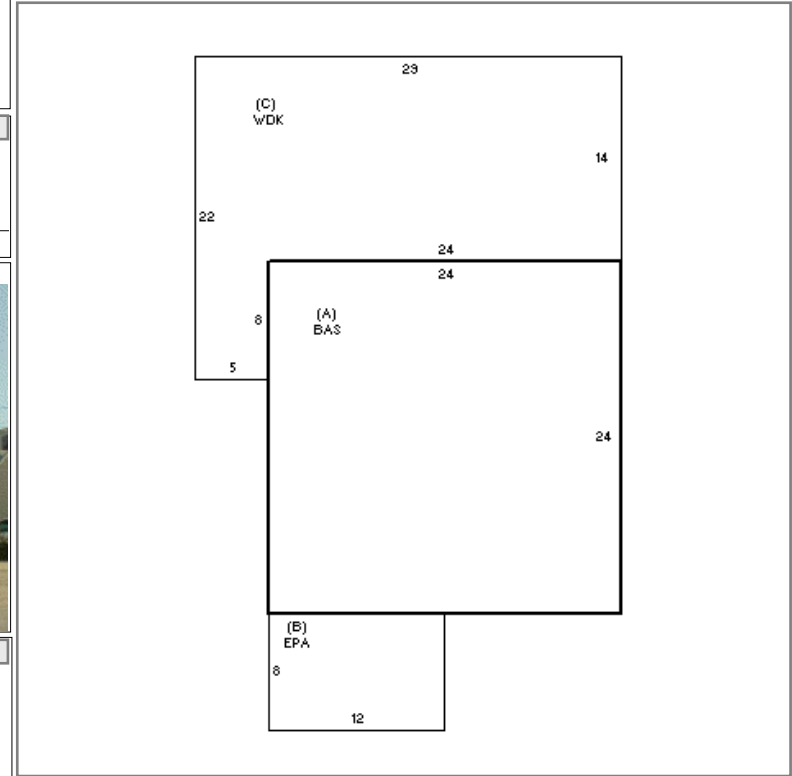
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00 SV 1.00	guesthouse	2007	15,000	1.10	16,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2018	JD
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	576	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	4	1.00		FLOOR COVER	14	COMB	1.00
BEDROOMS	2	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	3	\$1,937					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	576	1950	236.63	136,299
B	EPA	N	ENCLOSED PORCH	96		90.20	8,659
C	WDK	N	WOOD DECK	446		38.40	17,126

TOTAL RCN	164,021
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$123,000