

Key: 8393

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.001

LEG  
A  
L  
  
L  
A  
N  
D

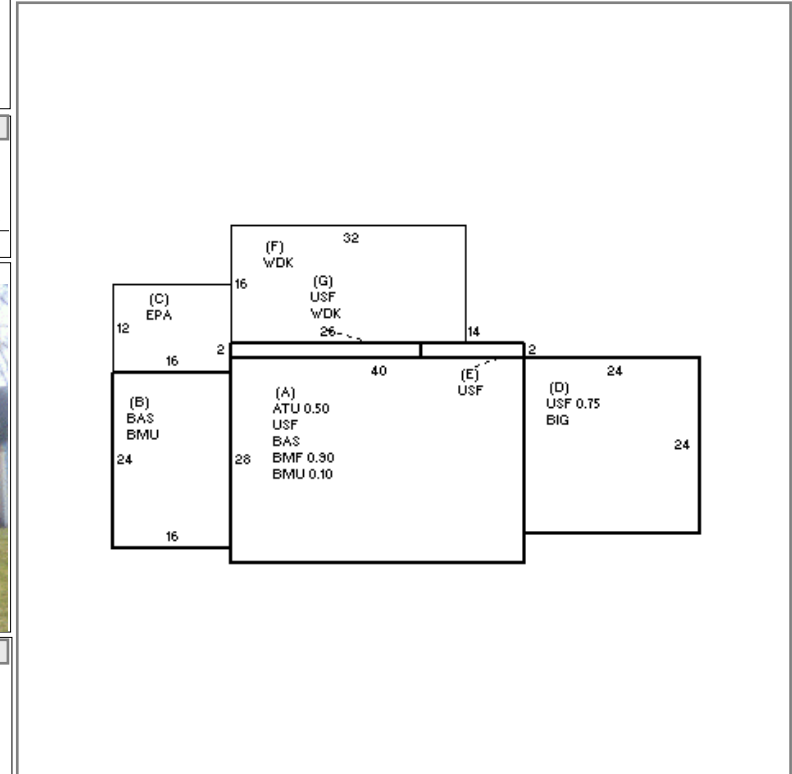
| CURRENT OWNER   |   |          |         | PARCEL ID  |      |            |              | LOCATION       |      |     |            |           |
|---|---|----------|---------|------------|------|------------|--------------|----------------|------|-----|------------|-----------|
| MERCURIO MARC & KRISTEN<br>12 WINDWARD LN<br>SCITUATE, MA 02066 |   |          |         | 27-1-8-E   |      |            |              | 12 WINDWARD LN |      |     |            |           |
| TRANSFER HISTORY  |   |          |         | DOS        | T    | SALE PRICE | BK-PG (Cert) |                |      |     |            |           |
| MERCURIO MARC & KRISTEN   |   |          |         | 12/21/2022 | QS   | 1,575,000  | 57535-230    |                |      |     |            |           |
| BROPHY FRANK & CHRISTINE  |   |          |         | 08/16/1996 | QS   | 389,000    | 14588-265    |                |      |     |            |           |
| MATTHEWS R D CONSTRUCTION                                       |   |          |         | 01/14/1985 | XX   |            | 5935-152     |                |      |     |            |           |
| CD  | T | AC/SF/UN | Ngh     | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3           | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100   | S | 20,000   | SC 1.00 | 100        | 1.00 | 616,000    | 1.87         | 100            | 1.00 | R06 | 1.40       | 528,830   |

| 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    | %   |
| 07-417 | 07/25/2007 | 6             | CYCL GROWTH |        | 03/20/2023 | JD | 100    | 100 |
|        |            | 3             | ALTERATIONS | 13,000 | 06/19/2008 | SJ | 100    | 100 |
|        |            | 3             | ALTERATIONS |        | 05/25/2005 | SJ | 100    | 100 |
| 03-681 | 10/31/2003 | 3             | ALTERATIONS | 25,000 | 07/20/2004 | SJ | 100    | 100 |
| 98-64  | 03/05/1998 | 3             | ALTERATIONS |        |            |    | 100    | 100 |

D  
E  
T  
A  
C  
H  
E  
D

| TOTAL | 20,000 SF  | ZONING           | FRNT         | 127     | ASSESSED         | CURRENT          | PREVIOUS |
|-------|------------|------------------|--------------|---------|------------------|------------------|----------|
| Ngh   | SCITUATE   | N<br>O<br>T<br>E |              |         | LAND             | 528,800          | 377,700  |
| Inf1  | FACTOR 100 |                  | BUILDING     | 829,800 | 654,800          |                  |          |
| Inf2  | PHY 100    |                  | DETACHED     | 30,600  | 20,500           |                  |          |
|       |            |                  | OTHER        | 0       | 0                |                  |          |
|       |            |                  | <b>TOTAL</b> |         | <b>1,389,200</b> | <b>1,053,000</b> |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|------|-------|-----------|--------|
| IPG | A    | 1.00 | 10 0.90  | 2004 | 684   | 34.99     | 21,500 |
| HTB | A    | 1.00 | 30 0.70  |      | 1     | 5,181.80  | 3,600  |
| PLH | A    | 1.00 | 10 0.90  |      | 168   | 36.24     | 5,500  |



B  
U  
I  
L  
D  
I  
N  
G

| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/27/2015 | SJ  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/27/2015 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/30/2023  | JD  |
| QUALITY  | G  | 1.20 | GOOD [100%]       |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| BLDG COMMENTS |  |  |
|---------------|--|--|
| MLS           |  |  |

| YEAR BLT     | 1996  | SIZE ADJ   | 1.000    | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN        | TOTAL RCN      | 932,395  |            |           |      |    |
|--------------|-------|------------|----------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|------------|----------------|----------|------------|-----------|------|----|
| NET AREA     | 3,136 | DETAIL ADJ | 1.040    | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 496   |      | 51.18     | 25,384     | CONDITION ELEM | CD       |            |           |      |    |
| \$NLA(RCN)   | \$297 | OVERALL    | 1.000    | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | BMF | N | BSMT FINISH-SEP | 1,008 |      | 71.84     | 72,416     | EXTERIOR       | G        |            |           |      |    |
|              |       |            |          | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,504 | 1996 | 234.67    | 352,938    | INTERIOR       | G        |            |           |      |    |
|              |       |            |          | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | A | ATU | N | ATTIC UNF       | 560   |      | 44.40     | 24,864     | KITCHEN        | V        |            |           |      |    |
|              |       |            |          | FLOOR COVER     | 13 | COMB           | 1.00 | C | EPA | N | ENCLOSED PORCH  | 192   |      | 108.24    | 20,782     | BATHS          | V        |            |           |      |    |
|              |       |            |          | INT FINISH      | 2  | DRYWALL        | 1.00 | D | BIG | N | BUILT-IN GARAGE | 576   |      | 53.22     | 30,655     | HEAT           | A        |            |           |      |    |
|              |       |            |          | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 | + | USF | L | UPPER STORY FIN | 1,632 | 1996 | 213.40    | 348,275    | ELECT          | A        |            |           |      |    |
|              |       |            |          | FUEL SOURCE     | 2  | GAS            | 1.00 | + | WDK | N | WOOD DECK       | 564   |      | 46.08     | 25,990     |                |          |            |           |      |    |
|              |       |            |          |                 |    |                |      |   |     |   |                 |       | F11  | O         | FPL 1S 1OP | 1              | 8,737.20 | 8,737      |           |      |    |
|              |       |            |          |                 |    |                |      |   |     |   |                 |       | FPL  | O         | FIREPLACE  | 1              | 9,375.60 | 9,376      |           |      |    |
|              |       |            |          |                 |    |                |      |   |     |   |                 |       | GEN  | O         | GENERATOR  | 1              | 0.00     |            |           |      |    |
| CAPACITY     |       | UNITS      | ADJ      |                 |    |                |      |   |     |   |                 |       |      |           |            |                |          | EFF.YR/AGE | 2011 / 11 |      |    |
| STORIES      |       | 2.5        | 1.00     |                 |    |                |      |   |     |   |                 |       |      |           |            |                |          | COND       | 11 11 %   |      |    |
| ROOMS        |       | 9          | 1.00     |                 |    |                |      |   |     |   |                 |       |      |           |            |                |          | FUNC       | 0         |      |    |
| BEDROOMS     |       | 4          | 1.00     |                 |    |                |      |   |     |   |                 |       |      |           |            |                |          | ECON       | 0         |      |    |
| BATHROOMS    |       | 3          | 1.00     |                 |    |                |      |   |     |   |                 |       |      |           |            |                |          | DEPR       | 11        | % GD | 89 |
| # 1/2 BATHS  |       | 1          | 1.00     |                 |    |                |      |   |     |   |                 |       |      |           |            |                |          | RCNLD      | \$829,800 |      |    |
| TOT FIXTURES |       | 13         | \$12,979 |                 |    |                |      |   |     |   |                 |       |      |           |            |                |          |            |           |      |    |
| # UNITS      |       | 1          | 1.00     |                 |    |                |      |   |     |   |                 |       |      |           |            |                |          |            |           |      |    |