**Key: 856**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 789

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| LITTLE TIMOTHY W & ANNE M TRS<br>22 ACORN ST<br>SCITUATE, MA 02066 | 26-5-52-0 | 22 ACORN ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LITTLE TIMOTHY W & ANNE M | 03/01/2022 | F | 1 | 56499-232 |
| LITTLE TIMOTHY W & ANNE M | 05/31/2000 | QS | 260,000 | 18567-193 |
| TAVARES RAYMOND & NANCY | 01/01/1968 | XX | | 3382-507 |

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

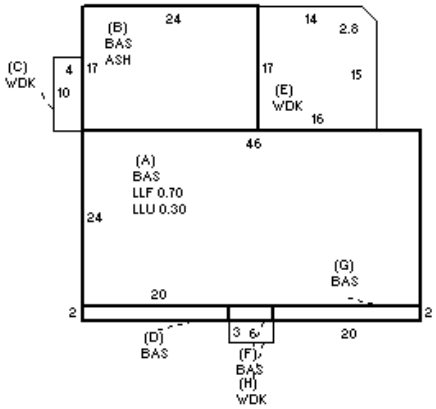
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | 06/01/2022 | 7 | OTHERS | | 11/28/2022 | JD | 100 | 100 |
| | | 3 | ALTERATIONS | | 03/24/2005 | PJB | 100 | 100 |
| | | 7 | OTHERS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 36,524 | SC 1.00 | 100 1.00 | 100 1.00 | 396,000 | 1.08 | 100 1.00 | R04 0.90 | | | 359,690 |

| TOTAL | 36,524 SF | ZONING | | FRNT | 53 |
|---|---|---|---|---|---|
| Ngh | SCITUATE | NOTE | IN M32. . . . | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 359,700 | 345,200 |
| BUILDING | 328,900 | 274,000 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **688,600** | **619,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 11/28/2022

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 11/28/2022 | JD |
|---|---|---|
| LIST | 11/28/2022 | EST |
| REVIEW | 3/10/2011 | KT |

| YEAR BLT | 1966 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,377 | DETAIL ADJ | 1.020 |
| $NLA(RCN) | $198 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 8 | $6,528 |
| # 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 | 24 | COMB | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | LLU | N | LOWER LEVEL UNF | 331 | | 56.81 | 18,803 |
| A | LLF | L | LOWER LEVEL FIN | 773 | 1966 | 134.96 | 104,324 |
| B | ASH | N | ATT SHED | 408 | | 15.74 | 6,420 |
| + | WDK | N | WOOD DECK | 328 | | 38.40 | 12,595 |
| + | BAS | L | BASE AREA | 1,604 | 1966 | 195.66 | 313,846 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |

| TOTAL RCN | 469,797 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1973 / 49 | |
|---|---|---|
| COND | 30 | 30 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 30 | % GD 70 |
| RCNLD | | $328,900 |