

Key: 9505

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.139

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CONNOLLY THOMAS J AND JOHN C 17 ELMWOOD AVENUE DEDHAM, MA 02026				28-1B-1-0				12 WHEELER AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONNOLLY THOMAS J AND JOH				02/07/1991	A		1 10142-159				
CONNOLLY JOHN F				05/19/1961	XX		2851-189				
KLUEBER CHARLES G & MARGU				01/01/1926	XX		1490-471				

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	%

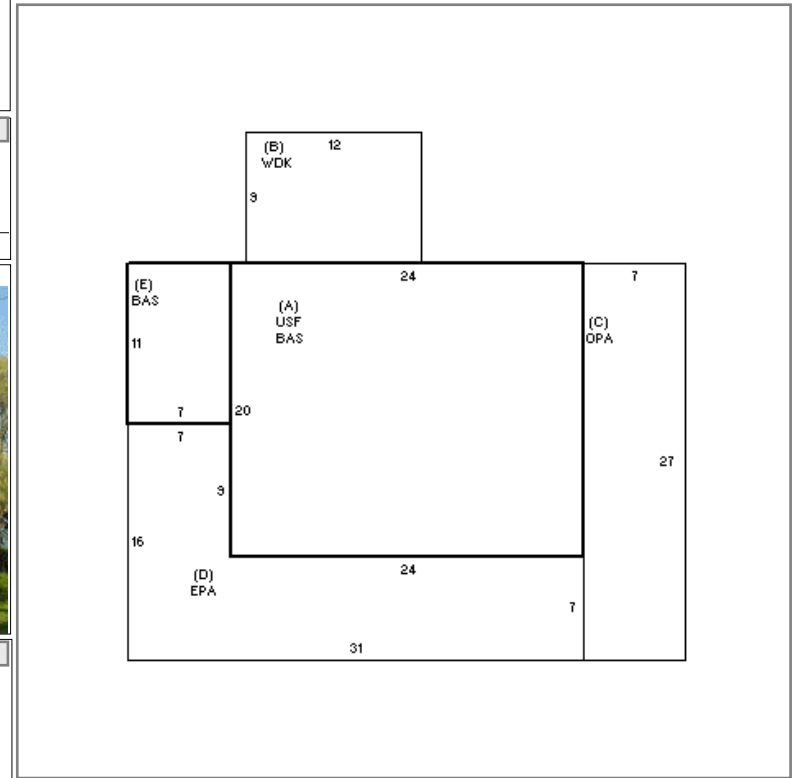
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	NS 1.00	100	1.00	748,000	2.54	100	1.00	WV4	1.70	627,410

TOTAL	14,400 SF	ZONING	C/W 1A 2	FRNT	193	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	627,400	570,400		
Infl1	FACTOR 100			BUILDING	114,100	107,100		
Infl2	PHY 100			DETACHED	2,000	1,900		
				OTHER	0	0		
				TOTAL	743,500	679,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 80 0.20			198	49.28	2,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/3/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/2/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1926	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	316,849	
NET AREA	1,037	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	557	1926	268.91	149,782	CONDITION ELEM	CD	
\$NLA(RCN)	\$306	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	480	1926	244.54	117,381	EXTERIOR		
				ROOF SHAPE	2	HIP	1.00	B	WDK	N	WOOD DECK	108		38.40	4,147	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	189		51.50	9,734	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	D	EPA	N	ENCLOSED PORCH	280		90.20	25,256	BATHS		
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,736															
# UNITS		1	1.00															
EFF.YR/AGE 1952 / 70																		
COND 64 64 %																		
FUNC 0																		
ECON 0																		
DEPR 64 % GD 36																		
RCNLD \$114,100																		