

Key: 9510

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.144

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CURRENT OWNER				PARCEL ID				LOCATION				
PROUTY BRADFORD 7 WHEELER AV SCITUATE, MA 02066				28-1A-5-0				7 WHEELER AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PROUTY BRADFORD				09/19/2019	O	499,900	51662-169					
STEED JANNETTE &				03/11/2016	F	100	46675-267					
CINCOTTA FRANCIS P & GILD				09/17/2012	F	100	41957-55					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,900	NS 1.00	100	1.00	748,000	5.09	100	1.00	WV4	1.70	602,660

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	%
19-771	10/15/2019	3	ALTERATIONS	15,000	05/28/2020	JD	100	70
19-771	10/15/2019	3	ALTERATIONS	15,000	11/19/2020	JD	100	100
11-008	01/11/2011	2	ADDITIONS	4,000	06/29/2011	SJ	100	100
10-559	11/23/2010	3	ALTERATIONS	15,000	06/29/2011	SJ	100	100
93-10	01/06/1993	3	ALTERATIONS				100	100

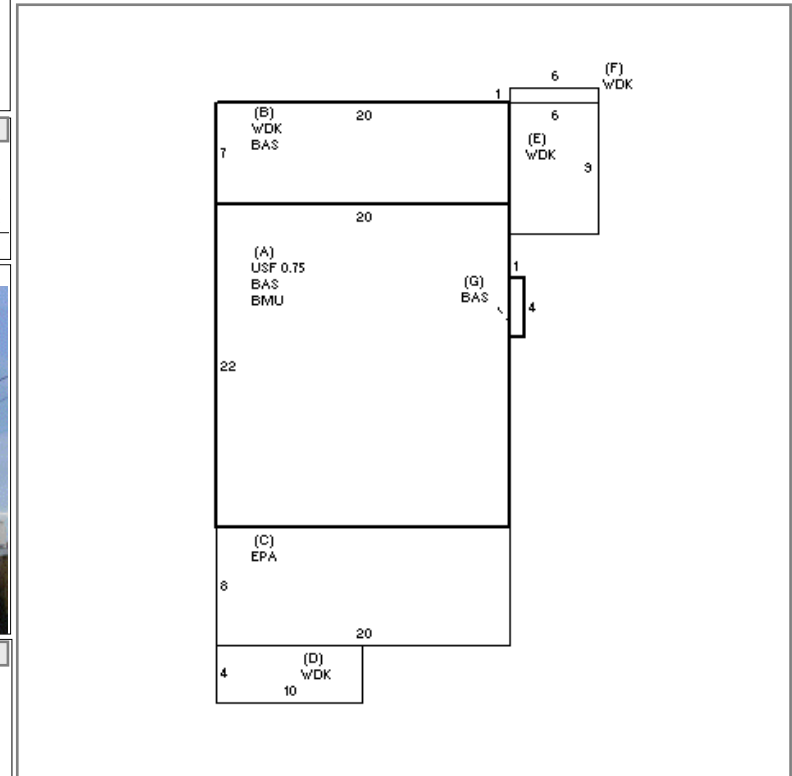
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TOTAL	6,900 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	602,700	547,900
Infl1	FACTOR 100		BUILDING	248,400	221,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		851,100	769,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	5/28/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/28/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	11/19/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	335,629	
NET AREA	914	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	440		63.15	27,786	CONDITION ELEM	CD	
\$NLA(RCN)	\$367	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	330	1920	278.72	91,976	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	584	1920	306.49	178,988	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	160		90.20	14,432	KITCHEN	G	
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	240		38.40	9,216	BATHS	G	
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		6	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		5	\$4,992															
# UNITS		1	1.00															
																EFF.YR/AGE	1984 / 38	
																COND	26 26 %	
																FUNC	0	
																ECON	0	
																DEPR	26 % GD 74	
																RCNLD	\$248,400	