

Key: 9523

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.155

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
TOIRAC ANTONIO & MELANIE 6 WHEELER AV SCITUATE, MA 02066				28-1B-3-0				6 WHEELER AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TOIRAC ANTONIO & MELANIE				04/30/2004	QS	540,000	28091-58					
MOORE TODD & RENEE				11/30/2001	QS	365,000	21019-324					
CROSSEN MARY V				05/02/1990	QS	160,000	9731-219					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,800	NS 1.00	100	1.00	748,000	7.20	100	1.00	WV4	1.70	593,070

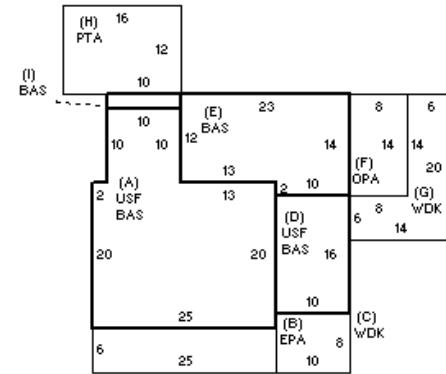
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02-690		2	ADDITIONS		03/25/2004	PJB	100	100
02-319	12/05/2002	3	ALTERATIONS				100	100
99-398	06/19/2002	3	ALTERATIONS				100	100
97-470	07/26/1999	2	ADDITIONS				100	100
	08/12/1997	3	ALTERATIONS				100	100

LAND

TOTAL	4,792 SF	ZONING	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	593,100	539,200
Inf1	FACTOR 100		BUILDING	372,600	331,500		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	966,200	871,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/21/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1926	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	503,515													
NET AREA	1,836	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,076	1926	256.94	276,470															
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	760	1926	233.66	177,582															
				ROOF SHAPE	2	HIP	1.00	B	EPA	N	ENCLOSED PORCH	150		99.22	14,883															
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	248		42.24	10,475															
				FLOOR COVER	2	SOFTWOOD	1.00	F	OPA	N	OPEN PORCH	112		56.65	6,345															
				INT FINISH	1	PLASTER	1.00	H	PTA	N	PATIO	192		16.39	3,147															
				HEATING/COOLING	1	FORCED AIR	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594															
				FUEL SOURCE	99	N/A	1.00																							
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