

Key: 964

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 898

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER              |  |  |  | PARCEL ID                 |  |  |  | LOCATION       |    |            |              |  |
|----------------------------|--|--|--|---------------------------|--|--|--|----------------|----|------------|--------------|--|
| CARAVELLA KEVIN & KRISTINE |  |  |  | 26-1-56-0                 |  |  |  | 14 WHITTIER DR |    |            |              |  |
| 14 WHITTIER DR             |  |  |  | TRANSFER HISTORY          |  |  |  | DOS            | T  | SALE PRICE | BK-PG (Cert) |  |
| SCITUATE, MA 02066         |  |  |  | CARAVELLA KEVIN & KRISTIN |  |  |  | 06/02/2017     | QS | 635,000    | 48499-316    |  |
|                            |  |  |  | ENOS WILLIAM              |  |  |  | 11/08/2002     | QS | 565,000    | 23364-217    |  |
|                            |  |  |  | COLE KERRY R & DIANE W    |  |  |  | 07/22/2002     | XX |            | 22467-314    |  |

| 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 %   |
| 22-0420 | 04/25/2022 | 3             | ALTERATIONS | 30,000 | 06/22/2022 | JD     | 100 100 |
| 21-1592 | 12/22/2021 | 3             | ALTERATIONS | 24,200 | 06/22/2022 | JD     | 100 100 |
| 21-1267 | 09/15/2021 | 3             | ALTERATIONS | 21,125 | 06/22/2022 | JD     | 100 100 |
|         |            | 7             | OTHERS      |        | 07/11/2018 | JD     | 100 100 |
|         |            | 3             | ALTERATIONS |        | 03/25/2004 | PJB    | 100 100 |

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2     | ADJ BASE | SAF  | Inf3     | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|----------|----------|------|----------|-----|------|------------|-----------|
| 100 | S | 21,971   | SC  | 1.00 | 100 1.00 | 396,000  | 1.71 | 100 1.00 | R03 | 0.90 |            | 342,510   |

| TOTAL | 21,971 SF  | ZONING | FRNT     | 177     | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh   | SCITUATE   | NOTE   |          |         | LAND         | 342,500        | 328,700        |
| Inf1  | FACTOR 100 |        | BUILDING | 570,300 | 507,400      |                |                |
| Inf2  | PHY 100    |        | DETACHED | 15,500  | 14,700       |                |                |
|       |            |        | OTHER    | 0       | 0            |                |                |
|       |            |        |          |         | <b>TOTAL</b> | <b>928,300</b> | <b>850,800</b> |

| TY  | QUAL | COND | DIM/NOTE       | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------------|------|-------|-----------|--------|
| SHF | A    | 1.00 | SV 1.00 8 X 10 | 1987 | 80    | 15.97     | 1,300  |
| IPG | V    | 1.50 | 30 0.70 36X14  | 1987 | 314   | 64.58     | 14,200 |



BLDG COMMENTS

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/22/2022 | JD  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/22/2022 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 7/11/2018 | JD  |
| QUALITY  | G  | 1.20 | GOOD [100%]       |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1955  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 2,910 | DETAIL ADJ | 0.867 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,234 |      | 53.50     | 66,020  |
| \$NLA(RCN) | \$228 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | + | BAS | L | BASE AREA       | 2,910 | 1955 | 197.60    | 575,028 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | OPA | N | OPEN PORCH      | 74    |      | 61.80     | 4,573   |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | G | ASH | N | ATT SHED        | 80    |      | 26.82     | 2,146   |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 8,737.20  | 8,737   |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 663,163    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | G          |
| INTERIOR       | V          |
| KITCHEN        | V          |
| BATHS          | V          |
| HEAT           | U          |
| ELECT          | U          |
| EFF.YR/AGE     | 2008 / 14  |
| COND           | 14 14 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 14 % GD 86 |
| RCNLD          | \$570,300  |

