

Key: 1316

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1,349

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SISSON SCOTT B & RANDI J TRS 2017 SCOTT & RANDI SISSON TRS PO BOX 315 E ORLEANS, MA 02643				25-57-2				12 MAIN ST			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				SISSON SCOTT B & RANDI J SISSON SCOTT & SISSON RAN JONES CHARLES E JR				10/20/2017 04/30/1999 03/31/1999	F R F	1 325,000 1	30841-215 12239-303 12164-195

CD	T	AC/SF/UN	Ngh	Loc	View	Inf1	ADJ BASE	SAF	Inf2	LPI	VC	CREDIT AMT	ADJ VALUE
100	S		CIC 1.00	1	1.00	100 1.00	352,800	1.00	100 1.00	1	1.00		

TOTAL	SF	ZONING	VC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C\ CONDOS	NOTE				LAND	0	0
Loc View	AVERAGE					BUILDING	148,600	139,400
Inf1	NO ADJUST					DETACHED	0	0
						OTHER	0	0
						TOTAL	148,600	139,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/22/2021



BLDG COMMENTS

DEEDED SQFT 550
UNIT B--FIRST FLOOR
MICHAEL FLORES PC/LAW

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2019	DSF
MODEL	11		CIM CONDOS			
STYLE	3	1.00	OFFICE [100%]	LIST	12/18/2019	EST
QUALITY	+	1.10	PLUS AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	1/2/2020	PJK

YEAR BLT	1875	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	195,513
NET AREA	696	DETAIL ADJ	1.000	COMPLEX	2	12 MAIN ST	1.25	+	BAS	L	BAS AREA	696	1875	280.91	195,513	CONDITION ELEM CD	
\$NLA(RCN)	\$281	OVERALL	1.275	LOC	12	1ST	1.00									EXTERIOR	
CAPACITY				HVAC	2	HOT-WATER	1.02									INTERIOR	
STORIES	1		1.00													MKT APPEAL	
% HEATED	100		1.00														
% AIR COND	0		1.00														
% SPRINKLER	0		1.00														
																EFF.YR/AGE 1990 / 32	
																COND 24 24 %	
																FUNC 0	
																ECON 0 PH1	
																DEPR 24 % GD 76	
																RCNLD \$148,600	

