

Key: 1

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1

LEGAL

LAND

DETACHED

BUILDING

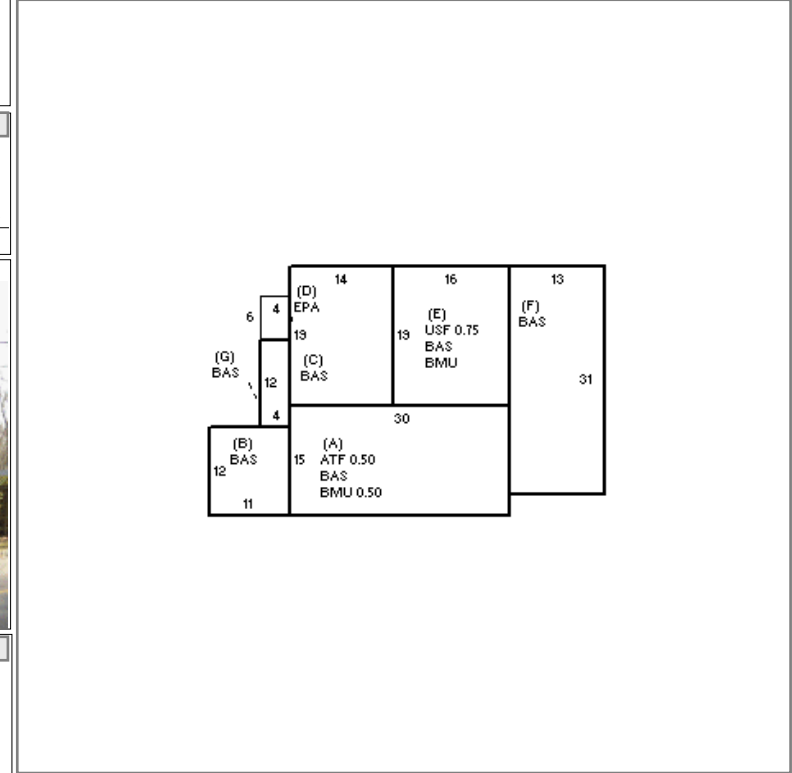
CURRENT OWNER				PARCEL ID				LOCATION			
ALLEN JOHN J III & AUDREY TR 155 MAPLE ST SCITUATE, MA 02066				41-3-1-0				155 MAPLE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALLEN JOHN J III & AUDREY				09/15/2011	V		1 40319-124				
ALLEN JOHN III & AUDREY				01/01/1978	QS		4278-366				
FERROLI MARCELLA M ET AL				01/01/1955	XX		2361-478				

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	%
07-628	10/01/2007	2	ADDITIONS	8,000	07/15/2008	SJ	100	100
99-466	09/10/1999	3	ALTERATIONS				100	100
98-594	11/20/1998	3	ALTERATIONS				100	100
90-739	12/07/1990	3	ALTERATIONS				100	100
87-111	03/28/1987	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	WS 1.00	100	1.00	100	1.00			R03	0.85	323,250

TOTAL	21,780 SF	ZONING	FRNT	280	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE C/W 2...			LAND	323,300	293,900
Inf1	FACTOR 100		BUILDING	213,700	200,800		
Inf2	PHY 100		DETACHED	14,100	13,300		
			OTHER	0	0		
			TOTAL	551,100	508,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 GARAGE	1948	420	48.49	12,200
S/V	A	1.00	SV 1.00 SHED		600	1.10	700
S/V	A	1.00	SV 1.00 SHED		1,100	1.10	1,200



BUILDING	CD	ADJ	DESC	MEASURE	6/16/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/3/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=STALL SHOWER

YEAR BLT	1829	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	593,715
NET AREA	2,056	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	529		65.07	34,420		
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	225	1829	174.40	39,239		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,555	1829	269.91	419,716		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	24		99.23	2,382		
				FLOOR COVER	99	N/A	1.00	E	USF	L	UPPER STORY FIN	228	1829	245.46	55,965		
				INT FINISH	99	N/A	1.00	G	BAS	L	BASE AREA	48	2008	269.91	12,956		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			9,062.90	9,063		
				FUEL SOURCE	99	N/A	1.00	F22	O	FPL 2S 2OP	1			12,435.50	12,436		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1952 / 70
																COND	64 64 %
																FUNC	0
																ECON	0
																DEPR	64 % GD 36
																RCNLD	\$213,700