

Key: 1012

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 965

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
ROBERTSON DANIELLE & ANDREW				26-5-47-0				42 ACORN ST				
42 ACORN ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				ROBERTSON DANIELLE & ANDR				02/10/2016	QS	469,000	46577-312	
				FALLON WILLIAM S & RUTH				01/01/1973	QS		3837-622	
				KAMPERMAN ELLWOOD F & JEA				01/01/1966	XX		3192-400	

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	%
22-1208	11/21/2022	2	ADDITIONS	11,090	05/31/2023	NC	100	100
16-293	05/31/2016	3	ALTERATIONS	17,500	07/06/2016	SJ	100	100

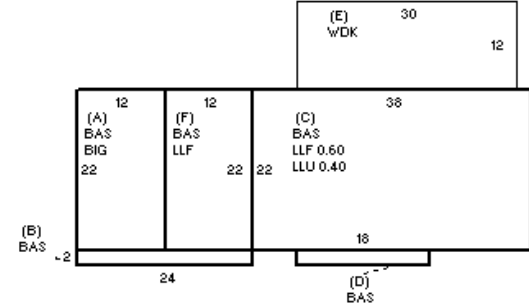
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,025	SC 1.00	100	1.00	396,000	1.87	100	1.00	R04	0.90	339,990

TOTAL	20,025 SF	ZONING	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,300
Inf1	FACTOR 100		BUILDING	337,300	290,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		677,300	616,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/13/2011	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	6/27/2023	NC
QUALITY	A	1.00	AVERAGE [100%]	OTHER FIX=SINK		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SINK

LOADING

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	449,765
NET AREA	2,214	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	264		55.01	14,523		
\$NLA(RCN)	\$203	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,448	1965	197.38	285,813		
				ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	334		57.31	19,140		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	360		38.40	13,824		
				FLOOR COVER	24	COMB	1.00	+	LLF	L	LOWER LEVEL FIN	766	1965	136.15	104,288		
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1990 / 32
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$337,300