

Key: 1026

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 979

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FULLER ADAM & DANA E 4 ROSLIN RD SCITUATE, MA 02066				49-1-24-0				4 ROSLIN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FULLER ADAM & DANA E				03/30/2021	F	100 54685-329					
FULLER ADAM, DANA E & RICH				05/21/2010	QS	319,000 38545-170					
CALLAHAN LIBBY & JOHN J				07/30/2004	QS	315,000 28765-143					

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	%
91-549	10/23/1991	6	CYCL GROWTH		02/20/2004	PJB	100	100
		3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	SC 1.00	100	1.00	396,000	5.02	100	1.00	R03	0.90	319,270

TOTAL	7,013 SF	ZONING	NO	FRNT	65	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND		319,300	306,400	
Inf1	FACTOR 100		BUILDING		80,700	75,800		
Inf2	PHY 100		DETACHED		100	100		
			OTHER		0	0		
				TOTAL		400,100	382,300	

DETACHED

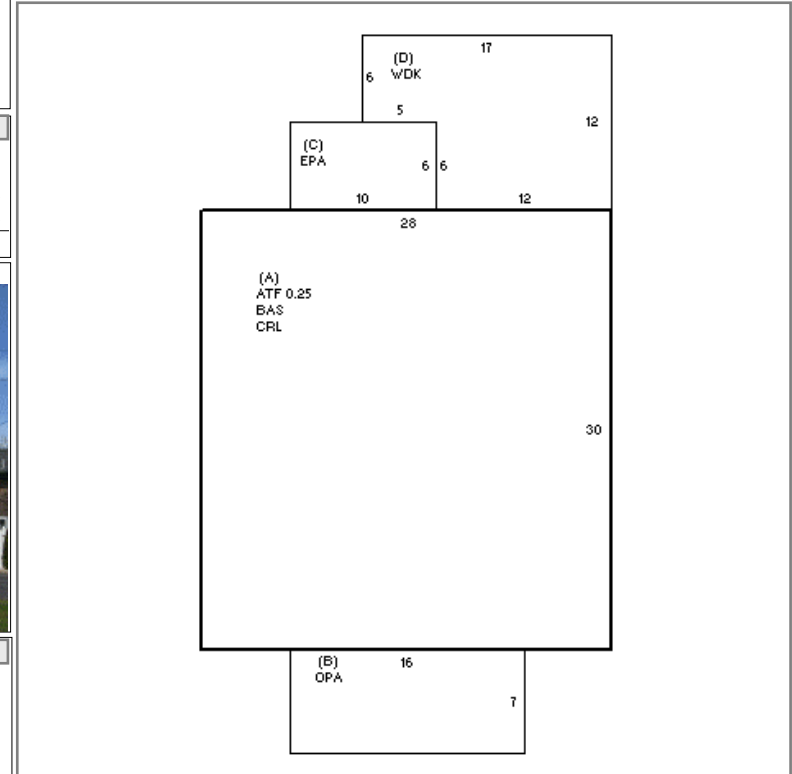
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BLDG COMMENTS
FY12 STYLE CHANGE FROM CONV TO COTT/BUNG PER FIELD REVIEW.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/5/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	1,050	DETAIL ADJ	0.850
\$NLA(RCN)	\$213	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,040
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	A	CRL	N	BSMT CRAWL	840		11.10	9,325
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	840	1927	199.79	167,820
ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	210	1927	129.09	27,108
ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	112		51.50	5,768
FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	60		90.20	5,412
INT FINISH	99	N/A	1.00	D	WDK	N	WOOD DECK	174		38.40	6,682
HEATING/COOLING	99	N/A	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	224,155
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0 PARTIAL HEAT
ECON	0
DEPR	64 % GD 36
RCNLD	\$80,700