

Key: 1054

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.003

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VALERIO YURI A & SARAH R 178 COUNTRY WAY SCITUATE, MA 02066				48-2-25-0				178 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VALERIO YURI A & GAROFOLI MARY ELLEDGE				06/27/2016	QS	482,000	47102-195				
WHITE SHARON J TR				10/01/2012	QS	433,000	42029-186				
				03/03/2011	F	-100	39715-170				

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	%
22-0184	02/24/2022	3	ALTERATIONS	7,150	07/20/2022	JD	100	100
10-239	06/09/2010	3	ALTERATIONS	9,500	09/07/2010	SJ	100	100
01-646	11/09/2001	3	ALTERATIONS				100	100

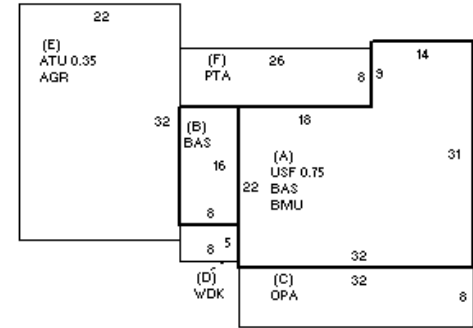
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,727	SC	1.00	100	1.00	100	1.00	R02	0.90		334,100

TOTAL	15,727 SF	ZONING	FRNT	21	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	334,100	320,600
Infl1	FACTOR 100		BUILDING	378,700	349,600		
Infl2	PHY 100		DETACHED	1,500	1,400		
			OTHER	0	0		
TOTAL					714,300	671,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	12 X 14	168	12.75	1,500



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,581	DETAIL ADJ	1.020
\$NLA(RCN)	\$333	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,896
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	830		59.92	49,730
A	USF	L	UPPER STORY FIN	623	1953	235.34	146,620
+	BAS	L	BASE AREA	958	1953	258.79	247,924
C	OPA	N	OPEN PORCH	256		61.80	15,821
D	WDK	N	WOOD DECK	40		46.08	1,843
E	AGR	N	ATT GARAGE	704		49.11	34,573
E	ATU	N	ATTIC UNF	246		44.40	10,922
F	PTA	N	PATIO	208		17.88	3,719
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	525,935
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$378,700