

Key: 109

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 92

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CALLANAN JOHN & ELIZABETH 10 RIVERVIEW PL SCITUATE, MA 02066				13-2-12-0				10 RIVERVIEW PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CALLANAN JOHN & ELIZABETH				01/05/2004	QS	420,000	27388-57				
SCHLITTLER JOHN J TRUSTEE				11/26/2001	F	500	20976-6				
SCHLITTLER JOHN J SR				03/17/1995	QS	165,000	13475-152				

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	%
89-201	06/01/1989	3	ALTERATIONS				100	100

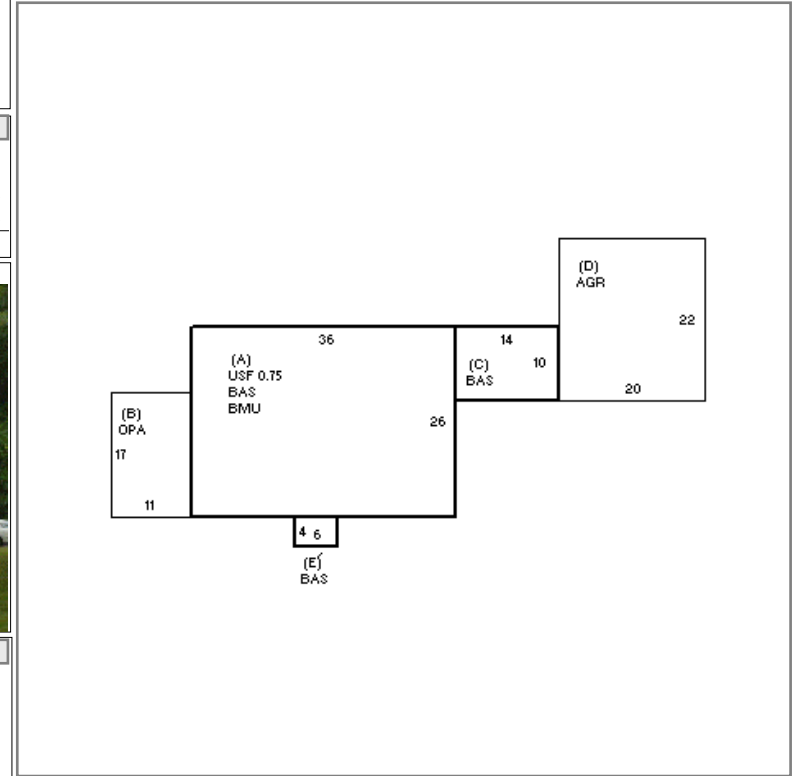
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,116	NS 1.00	100	1.00	374,000	2.28	100	1.00	R03	0.85	316,060

DETAILED

TOTAL	16,117 SF	ZONING	FRNT	119	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE IN M12. . . .	LAND	316,100	304,200		
Infl1	FACTOR 100		BUILDING	215,200	200,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	531,300	504,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/8/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,203														
NET AREA	1,802	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		48.08	45,001																
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	702	1928	209.71	147,217																
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	187		51.50	9,631																
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,100	1928	230.60	253,665																
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	440		45.60	20,064																
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239																
				HEATING/COOLING	2	HOT WATER	1.02																								
				FUEL SOURCE	99	N/A	1.00																								
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