

Key: 10942

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.457

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SPINELLA JOSEPH 27 PERSIMMON DR SCITUATE, MA 02066				34-31-27-P				27 PERSIMMON DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SPINELLA JOSEPH				08/23/2002	QS	555,000	22690-125				
BRABAZON WILLIAM J JR				12/30/1994	QS	81,900	13350-130				

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	%
05-475	08/08/2005	2	ADDITIONS	38,000	09/11/2006	SJ	100	10
03-608	10/01/2003	3	ALTERATIONS				100	100
95-72	02/01/1995	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,390	OS	1.00	100	1.00	100	1.00	R05	1.20		473,370

TOTAL	32,409 SF	ZONING	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	473,400	430,300		
Inf1	FACTOR 100		BUILDING	426,200	395,800		
Inf2	PHY 100		DETACHED	1,200	1,200		
			OTHER	0	0		
<b>TOTAL</b>				<b>900,800</b>	<b>827,300</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 10 X 16	2004	160	12.89	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/14/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,292	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	936		48.08	45,001
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	936	1996	204.76	191,658
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	90		51.50	4,635
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,356	1996	186.21	252,500
				FLOOR COVER	13	COMB	1.00	E	WDK	N	WOOD DECK	224		38.40	8,602
				INT FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	480		46.32	22,235
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	539,526
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$426,200

