

Key: 1095

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.044

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MAURO MATTHEW & JENNIFER 70 ABERDEEN DR SCITUATE, MA 02066				26-5-14-0				70 ABERDEEN DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MAURO MATTHEW & JENNIFER				07/26/2016	QS	585,000	47229-1					
HUGUES WILLIAM H & STACEY				05/13/2011	QS	490,000	39929-346					
OBERT JOSEPH G & MARYBETH				01/26/1996	F	1	14102-129					

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	%	
11-012	03/16/2011	3	ALTERATIONS	5,050	06/27/2011	SJ	100	100	

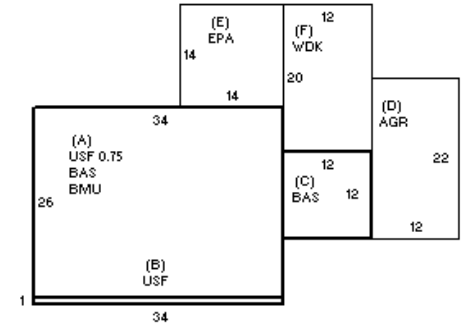
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,750	SC 1.00	100	1.00	100	1.00	396,000	1.30	100	1.00	R04 0.90	351,970

TOTAL	29,750 SF	ZONING	SCITUATE	FRNT	179	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	352,000	337,800		
Inf1	FACTOR 100		BUILDING	389,600	346,500			
Inf2	PHY 100		DETACHED	1,700	1,500			
			OTHER	0	0			
			TOTAL	743,300	685,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		1,500	1.10	1,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/27/2011	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/11/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	493,136				
NET AREA	1,725	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		53.81	47,570	CONDITION ELEM	CD				
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	697	1960	211.65	147,518	EXTERIOR					
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,028	1960	232.73	239,250	INTERIOR					
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	264		59.33	19,447	KITCHEN					
				FLOOR COVER	99	N/A	1.00	E	EPA	N	ENCLOSED PORCH	196		99.22	19,447	BATHS					
				INT FINISH	99	N/A	1.00	F	WDK	N	WOOD DECK	240		42.24	10,138	HEAT					
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT					
				FUEL SOURCE	99	N/A	1.00														
																		EFF.YR/AGE	2000 / 22		
																		COND	20 20 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	21	% GD	79
																		RCNLD	\$389,600		