

Key: 10959

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.473

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---------------------------------------|--|--|--|---------------------------|--|--|--|--------------|----|------------|--------------|
| DEFRANCO LOUIS VINCENT IV & JESSICA L | | | | 6-2-B-0 | | | | 61 BORDER ST | | | |
| 61 BORDER ST SCITUATE, MA 02066 | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | DEFRANCO LOUIS VINCENT IV | | | | 12/09/2020 | F | 100 | 53969-270 |
| | | | | CAPPO JEFFREY & | | | | 06/20/2019 | QS | 1,350,000 | 51258-85 |
| | | | | WHITMAN ADAM G & | | | | 10/31/2016 | O | 1,055,000 | 47678-184 |

| 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 % |
| 21-405 | 04/15/2021 | 3 | ALTERATIONS | 50,000 | 06/02/2021 | JD | 100 100 |
| 16-700 | 11/09/2016 | 3 | ALTERATIONS | 25,000 | 06/16/2017 | SJ | 100 100 |
| 16-191 | 04/19/2016 | 3 | ALTERATIONS | 10,000 | 06/07/2016 | SJ | 100 85 |
| 14-076 | 02/28/2014 | 1 | NEW CONST | 450,000 | 06/11/2014 | MR | 100 30 |
| 14-076 | 02/28/2014 | 1 | NEW CONST | 450,000 | 05/13/2015 | SJ | 100 95 |

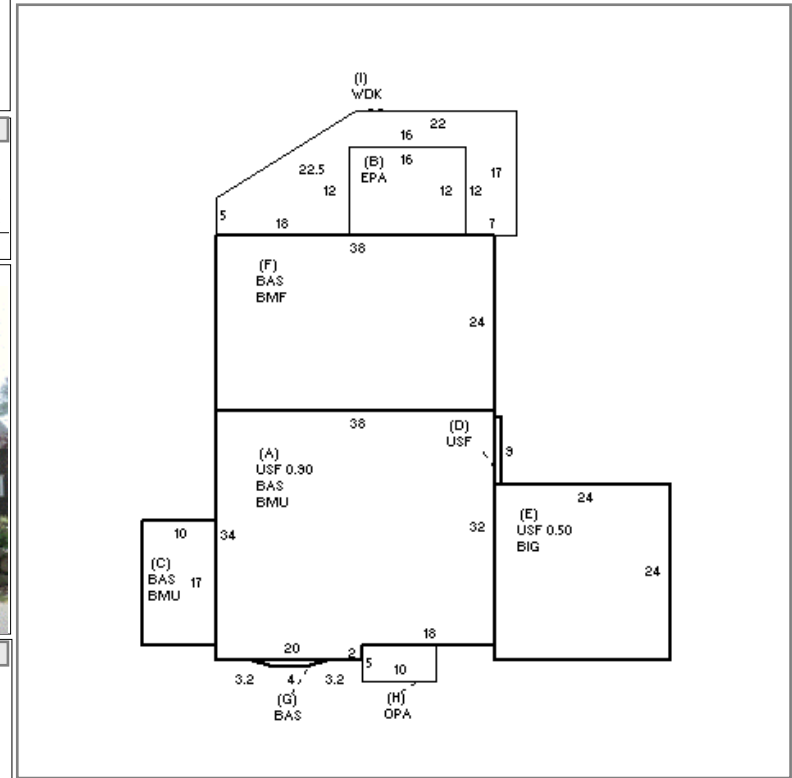
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 37,049 | NS 1.00 | 100 | 1.00 | 739,200 | 1.07 | 60 | 0.60 | RF3 | 2.80 | 672,530 |

| TOTAL | 37,049 SF | ZONING | FRNT | 183 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--|--------------|------------------|------------------|---------|----------|
| Ngh | NO. SCITUATE | N O T E ... INFL 3 = SHAPE | LAND | 672,500 | 611,400 | | |
| Infl1 | FACTOR 100 | | BUILDING | 1,242,000 | 1,116,600 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 1,914,500 | 1,728,000 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| mls |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/6/2019 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/2/2021 | EST |
| STYLE | 20 | 1.35 | NEW STYLE [100%] | REVIEW | 9/2/2020 | JD |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2014 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 3,772 | DETAIL ADJ | 1.390 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,426 | | 47.34 | 67,502 |
| \$NLA(RCN) | \$358 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | B | EPA | N | ENCLOSED PORCH | 192 | | 108.24 | 20,782 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,427 | 2014 | 279.15 | 398,342 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | E | BIG | N | BUILT-IN GARAGE | 576 | | 71.13 | 40,972 |
| | | | | FLOOR COVER | 12 | COMB | 1.00 | F | BMF | N | BSMT FINISH-SEP | 912 | | 66.45 | 60,605 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BASE AREA | 2,345 | 2014 | 306.96 | 719,820 |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | H | OPA | N | OPEN PORCH | 50 | | 61.80 | 3,090 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | I | WDK | N | WOOD DECK | 391 | | 46.08 | 18,017 |
| | | | | | | | | | GFP | O | GAS FIREPLACE | 1 | | 6,667.20 | 6,667 |
| | | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | 2,238.00 | 2,238 |

| TOTAL RCN | 1,350,044 |
|----------------|-------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2014 / 8 |
| COND | 8 8 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 8 % GD 92 |
| RCNLD | \$1,242,000 |