

Key: 11201

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.657

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BERTOLA LISA A & DIDIER S 52 ELM STREET SCITUATE, MA 02066				44-3-50-A				52 ELM ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BERTOLA LISA A & DIDIER S				04/16/1998	QS	254,000		16098-225			
JOHN TEDESCHI CUSTOM HOME				12/22/1997	XX	15752-60					

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	%
15-633	09/28/2015	3	ALTERATIONS	9,000	07/21/2016	SJ	100	100
10-312	07/16/2010	2	ADDITIONS	15,200	07/18/2011	SJ	100	100
97-702	12/01/1997	1	NEW CONST				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	19,007	SC 1.00	100	1.00	100	1.00	396,000	1.96	100	1.00	R03 0.90	338,640

TOTAL	19,007 SF	ZONING		FRNT	29	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	338,600	325,000			
Inf1	FACTOR 100		BUILDING	425,300	383,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>763,900</b>	<b>708,000</b>			

DETACHED

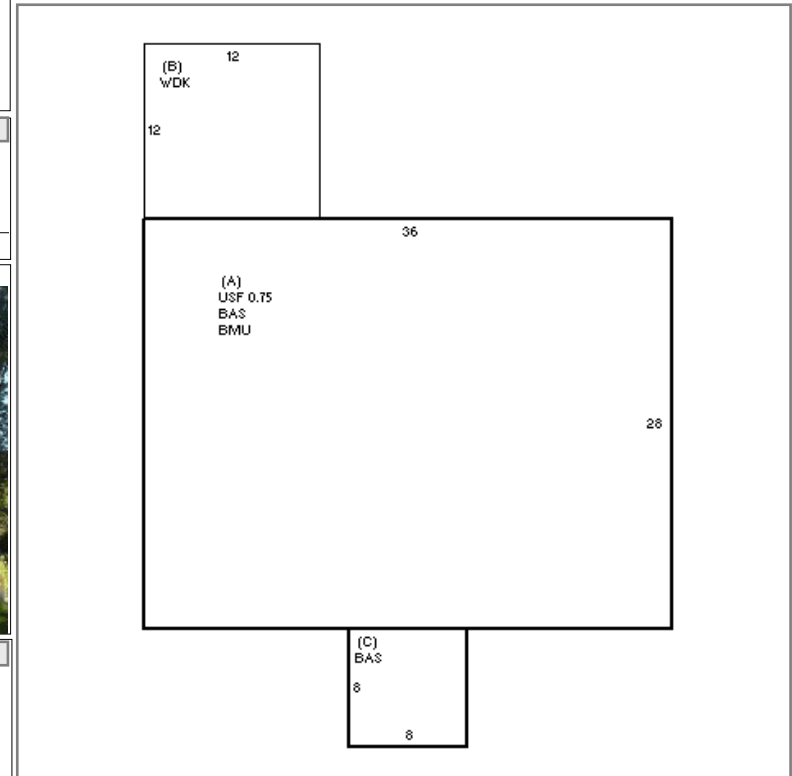
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2011	SJ
MODEL	1		RESIDENTIAL	LIST	8/10/2006	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,828	DETAIL ADJ	1.122
\$NLA(RCN)	\$284	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,925
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		51.73	52,142
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	756	1998	230.21	174,038
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	144		42.24	6,083
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,072	1998	253.14	271,371
FLOOR COVER	13	COMB	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	518,621
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$425,300