

Key: 1129

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.078

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RICCIARELLI LYNDA MTR 18 PIN OAK DR SCITUATE, MA 02066				48-2-51-R				18 PIN OAK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICCIARELLI LYNDA MTR				07/13/2022	F		1 (134168)				
CONNOLLY PAUL F TR &				12/22/2014	F		1 (121388)				
CONNOLLY PAUL F & JOSEPHI				01/01/1977	QS		1 (56525)				

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 %
03-108	03/20/2003	3	ALTERATIONS	30,500	09/22/2004	SJ	100 100
89-368	07/14/1989	3	ALTERATIONS				100 100
		2	ADDITIONS				100 100

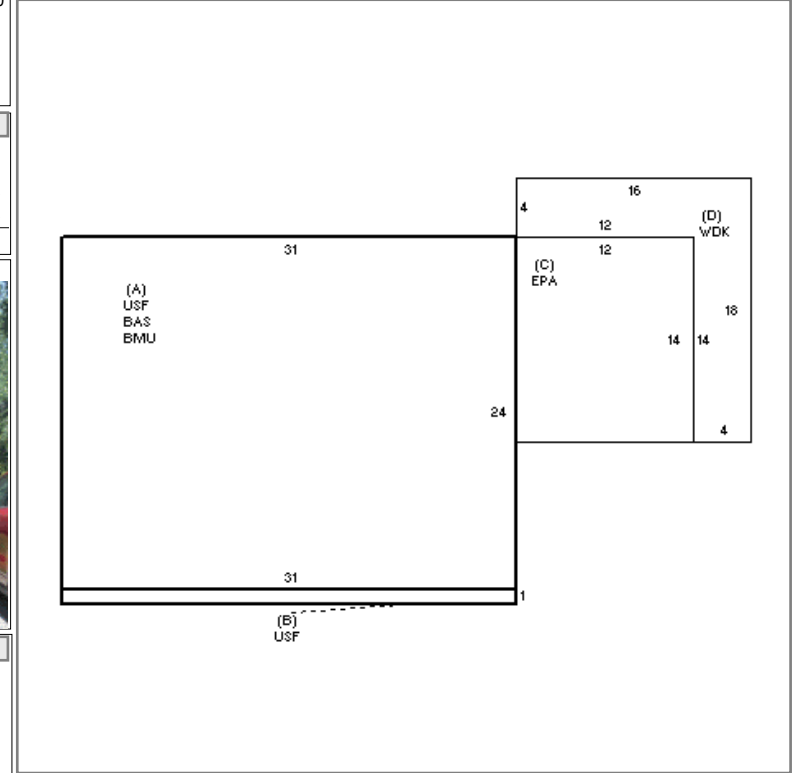
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.282	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	5,030

TOTAL	1.200 Acres		ZONING	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE			LAND	368,700	354,000
Inf1	FACTOR 100			BUILDING	284,000	278,800		
Inf2	PHY 100			DETACHED	800	500		
				OTHER	0	0		
				TOTAL		653,500	633,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 10X8		80	15.97	800



BUILDING	CD	ADJ	DESC	MEASURE	8/2/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/2/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,519	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8		1.00	FLOOR COVER	24	COMB	1.00
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	1		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	5	\$4,120					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	388,988
A	BMU	N	BSMT UNFINISHED	744		51.78	38,527	CONDITION ELEM CD	
A	BAS	L	BASE AREA	744	1963	219.73	163,479	EXTERIOR	F
+	USF	L	UPPER STORY FIN	775	1963	199.82	154,861	INTERIOR	G
C	EPA	N	ENCLOSED PORCH	168		90.20	15,154	KITCHEN	G
D	WDK	N	WOOD DECK	120		38.40	4,608	BATHS	G
	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	U
	GEN	O	GENERATOR	1		0.00		ELECT	A

EFF.YR/AGE	1980 / 42	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$284,000	