

Key: 11715

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.839

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
VACCARINO TIMOTHY J & STEPHENIE L 17 NORTHEY FARM RD SCITUATE, MA 02066				52-2-16-G				17 NORTHEY FARM RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				VACCARINO TIMOTHY J & TEDESCHI JOHN & SUSAN M TEDESCHI JOHN				07/30/2013 09/30/2003 11/09/2001	QS F P	1,500,000 100 500,000	43419-299 26671-273 20876-20	
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	616,000	1.00	100	1.00	R06	1.40	565,660
300	A	1,012	WS 1.00	100	1.00	27,720	1.00	100	1.00	R06	1.40	28,050

LAND

TOTAL	1.930 Acres	ZONING	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	593,700	463,800
Infl1	FACTOR 100		BUILDING	1,576,300	1,376,900		
Infl2	PHY 100		DETACHED	87,200	83,000		
			OTHER	0	0		
<b>TOTAL</b>						<b>2,257,200</b>	<b>1,923,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBL	+	1.10	10 0.90 40 X 60	2005	2,400	31.85	68,800
IPG	+	1.10	30 0.70 18 X 38	2006	684	38.49	18,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/10/2021	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/23/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,922,277													
NET AREA	6,786	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,738		54.05	147,983															
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,738	2004	255.36	699,180															
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	502		72.10	36,194															
				ROOF COVER	2	WOOD SHINGLES	1.01	E	BIG	N	BUILT-IN GARAGE	840		57.73	48,489															
				FLOOR COVER	13	COMB	1.00	+	USF	L	UPPER STORY FIN	4,048	2004	232.22	940,043															
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,534.60	11,535															
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GFP	O	GAS FIREPLACE	2		7,779.10	15,558															
				FUEL SOURCE	2	GAS	1.00																							
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