Key: 1223

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.170

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
UMBRIANNA JENNA M & CAHILL ADAM 4 CREELMAN DR SCITUATE, MA 02066	25-2-4-0	4 CREELMAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
UMBRIANNA JENNA M &	08/28/2020	F	1	53335-219
UMBRIANNA JENNA M TR	06/30/2020	F	1	52998-241
GINO JENNA M TR	02/04/2019	F	1	50784-52

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

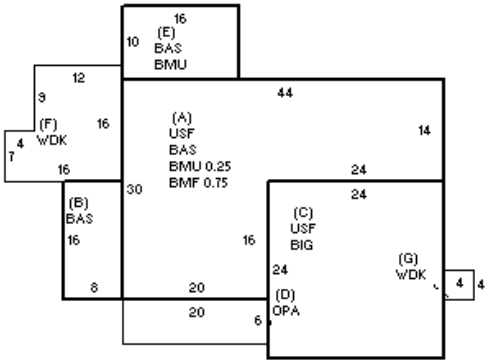
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-329	05/31/2017	1	NEW CONST	380,000	05/09/2018	JD	100	80
17-329	05/31/2017	1	NEW CONST	380,000	06/28/2017	SJ	100	5
17-329	05/31/2017	1	NEW CONST	380,000	11/07/2018	JD	100	100
17-329	05/31/2017	1	NEW CONST	380,000	07/09/2019	JD	100	100
SS18-07		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,725	NS 1.00	100 1.00	100 1.00	440,000	1.81	100 1.00	R04 1.00			378,790

TOTAL	20,725 SF	ZONING		FRNT	467
Ngh	NO. SCITUATE	NOTE	IN M26. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	378,800	344,400
BUILDING	849,900	740,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,228,700**	**1,084,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/10/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/9/2018	JD
LIST	5/9/2018	JD
REVIEW	7/9/2019	JD

YEAR BLT	2018	SIZE ADJ	1.000
NET AREA	2,736	DETAIL ADJ	1.030
$NLA(RCN)	$324	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	$13,843
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	702		90.35	63,427
+	USF	L	UPPER STORY FIN	1,512	2018	251.28	379,929
+	BAS	L	BASE AREA	1,224	2018	276.31	338,206
C	BIG	N	BUILT-IN GARAGE	576		61.49	35,420
D	OPA	N	OPEN PORCH	120		72.10	8,652
+	BMU	N	BSMT UNFINISHED	394		64.36	25,358
+	WDK	N	WOOD DECK	236		53.76	12,687
	GFP	O	GAS FIREPLACE	1		7,778.40	7,778

TOTAL RCN	885,301

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2018 / 4		
COND	4 4 %		
FUNC	0		
ECON	0		
DEPR	4	% GD	96
RCNLD	$849,900		