

Key: 1261

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.207

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| EVANGELISTA MICHAEL W & KELLIHER KATHERINE R 131 COUNTRY WAY SCITUATE, MA 02066 | | | | 48-1-33-0 | | | | 131 COUNTRY WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| EVANGELISTA MICHAEL W & TIMMERS LUKE J | | | | 03/26/2015 | V | 305,000 | 45362-314 | | | | |
| | | | | 06/22/2010 | V | 280,000 | 38649-214 | | | | |
| MARTINO ALLISON M | | | | 05/26/2009 | H | 250,000 | 37247-206 | | | | |

| 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 | % |
| 10-294 | 07/07/2010 | 3 | ALTERATIONS | | 08/03/2011 | SJ | 100 | 100 |
| 05-428 | 07/20/2005 | 3 | ALTERATIONS | | | | 100 | 100 |
| 99-453 | 08/27/1999 | 3 | ALTERATIONS | | | | 100 | 100 |
| 98-216 | 05/22/1998 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|-----|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 18,000 | SC | 1.00 | 1.00 | 1.00 | 1.00 | 396,000 | 2.06 | 100 | 1.00 | R02 0.90 | 337,290 |

| TOTAL | 18,000 SF | ZONING | FRNT | 309 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|----------|---------|----------|---------|----------|
| Ngh | SCITUATE | N O T E | | | LAND | 337,300 | 323,700 |
| Inf1 | FACTOR 100 | | LAND | 178,400 | 158,600 | | |
| Inf2 | PHY 100 | | BUILDING | 1,900 | 1,800 | | |
| | | | | | OTHER | 0 | 0 |
| | | | | | TOTAL | 517,600 | 484,100 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 14X12 | | 168 | 12.75 | 1,500 |
| SHF | A | 1.00 | 50 0.50 8X6 | | 48 | 17.03 | 400 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 2/6/2020 | JD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/6/2020 | JD |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 3/16/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1951 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 241,043 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 768 | DETAIL ADJ | 0.884 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 768 | | 51.24 | 39,349 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$314 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 768 | 1951 | 230.70 | 177,176 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 330 | | 38.40 | 12,672 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | ENT | N | ENCLOSED ENTRY | 25 | | 97.72 | 2,443 | KITCHEN | G | | |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | F11 | O | FPL 1S 10P | 1 | | 7,281.00 | 7,281 | BATHS | A | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | HEAT | U | | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | | | | | | | | ELECT | A | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1984 / 38 |
| | | | | | | | | | | | | | | | | | | COND | 26 26 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 26 % GD 74 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$178,400 |

