

Key: 1268

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.214

LEGAL

LAND

DETACHED

BUILDING

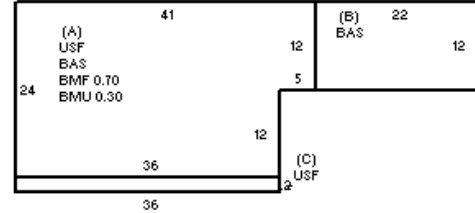
CURRENT OWNER		PARCEL ID		LOCATION	
MERCURIO MARC & KRISTEN S/O DONOVAN SEAN & BRITTANY 28 COLONIAL WAY SCITUATE, MA 02066		48-1-36-D		28 COLONIAL WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DONOVAN SEAN & BRITTANY		01/09/2023	QS	960,000	57581-98
MERCURIO MARC & KRISTEN		08/27/2009	QS	456,000	37657-38
CARROLL ROBERT D & PAULA		01/08/1999	F	100	17027-245

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 %
		7	OTHERS		08/15/2023	JD	100 100
		6	CYCL GROWTH		08/20/2005	SJ	100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	440,000	1.00	100	1.00	PF2	1.00	404,040
300	A	0.230	SC 1.00	100	1.00	19,800	1.00	100	1.00	PF2	1.00	4,550

TOTAL	1.148 Acres	ZONING	FRNT	37	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	408,600	371,700
Infl1	FACTOR 100		BUILDING	373,000	314,300		
Infl2	PHY 100		DETACHED	19,000	18,100		
			OTHER	0	0		
			TOTAL	800,600	704,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 30 0.70	GARAGE	1976	720	37.76	19,000



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2010	PL
MODEL	1		RESIDENTIAL	LIST	5/21/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/15/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	2,184	DETAIL ADJ	1.040
\$NLA(RCN)	\$231	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$6,656	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	277		48.25	13,364
A	BMF	N	BSMT FINISH-SEP	647		67.73	43,820
+	BAS	L	BASE AREA	1,188	1966	206.30	245,081
+	USF	L	UPPER STORY FIN	996	1966	187.61	186,855
	F21	O	FPL 2S 10P	1		8,239.00	8,239

TOTAL RCN	504,015
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$373,000