

Key: 1291

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.237

LEGAL

LAND

DETACHED


BUILDING

| CURRENT OWNER                                      |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| VECCHI MARY<br>13 PURITAN DR<br>SCITUATE, MA 02066 |  |  |  | 26-7-1-0   |    |            |              | 13 PURITAN DR |  |  |  |
| TRANSFER HISTORY                                   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| VECCHI MARY  |  |  |  | 07/15/2011 | QS | 415,000    | 40122-326    |               |  |  |  |
| GIBBONS JOHN J & MARY F                            |  |  |  | 01/01/1972 | QS |            | 3690-270     |               |  |  |  |
| ESPOSITO CONSTRUCTION CO                           |  |  |  | 01/01/1970 | XX |            | 3555-786     |               |  |  |  |

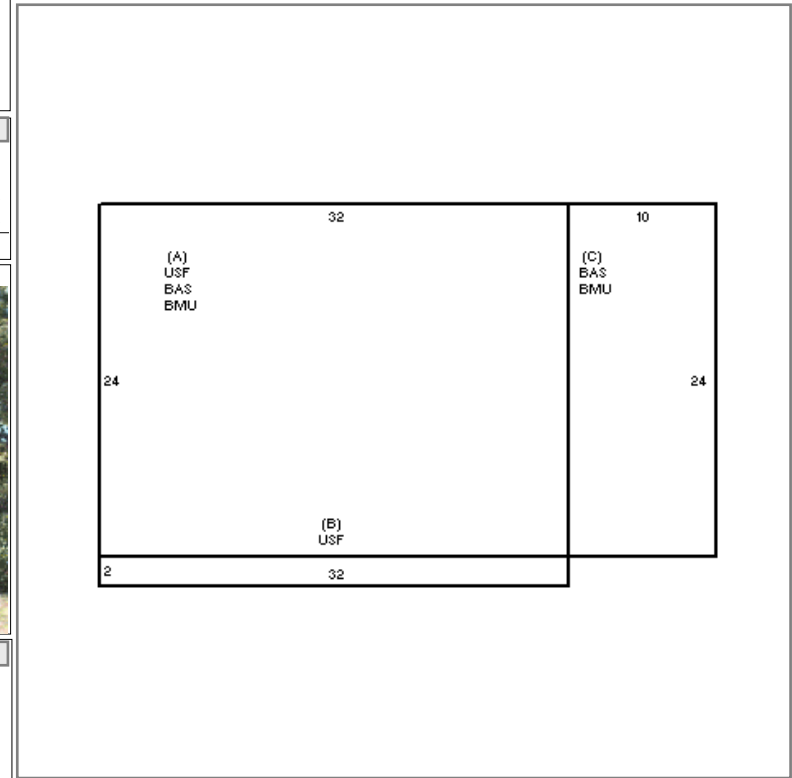
| CLASS  | CLASS%     | DESCRIPTION   |             |        | BN ID      | BN | CARD   |     |
|--------|------------|---------------|-------------|--------|------------|----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |             |        |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC        | AMOUNT | INSP       | BY | 1st    | %   |
| 12-635 | 10/25/2012 | 3             | ALTERATIONS | 12,725 | 06/27/2013 | SJ | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh     | Inf1     | Inf2     | ADJ BASE | SAF  | Inf3     | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|----------|----------|----------|------|----------|-----|------|------------|-----------|
| 100 | S | 21,050   | NS 1.00 | 100 1.00 | 100 1.00 | 440,000  | 1.78 | 100 1.00 | R04 | 1.00 |            | 379,260   |

| TOTAL | 21,050 SF    | ZONING | NO. SCITUATE | FRNT | 243 | ASSESSED         | LAND 379,300 | CURRENT | 344,800 | PREVIOUS | 309,400 |
|-------|--------------|--------|--------------|------|-----|------------------|--------------|---------|---------|----------|---------|
| Ngh   | NO. SCITUATE | NOTE   |              |      |     | BUILDING 333,500 |              |         |         |          |         |
| Inf1  | FACTOR 100   |        |              |      |     | DETACHED 0       |              |         |         |          |         |
| Inf2  | PHY 100      |        |              |      |     | OTHER 0          |              |         |         |          |         |
|       |              |        |              |      |     | TOTAL 712,800    |              |         |         | 654,200  |         |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 10/03/2003 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
|    |      |      |          |    |       |           |       |  |            |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/27/2013 | SJ  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/27/2013 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/17/2011 | KT  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |



| BLDG COMMENTS | FY12 FR-GOOD TO AVG |
|---------------|---------------------|
|---------------|---------------------|

| YEAR BLT   | 1970  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 433,120 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,840 | DETAIL ADJ | 1.020 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,008 |      | 47.03     | 47,402  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$235 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | + | BAS | L | BASE AREA       | 1,008 | 1970 | 208.78    | 210,451 |                |         |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | USF | L | UPPER STORY FIN | 832   | 1970 | 189.86    | 157,966 | EXTERIOR       |         |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |   | BMG | O | BSMT GARAGE     | 2     |      | 2,491.00  | 4,982   | INTERIOR       |         |            |            |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 8,239.00  | 8,239   | KITCHEN        |         |            |            |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | BATHS          |         |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         | HEAT           |         |            |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | ELECT          |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1995 / 27  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 23 23 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 23 % GD 77 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$333,500  |