

Key: 1315

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.262

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
AIELLO DARLENE TRS 24 FABIANO DR BRAintree, MA 02184				31-1-45-A				625 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
AIELLO DARLENE TRS				05/14/2004	A	10 (105339)					
AIELLO ROGER E				05/17/1985	QS	110,000		71289-			
LONBORG JAMES R AND ROSEM				01/01/1979	XX			(C00060301)			

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	%
06-037	01/19/2006	3	ALTERATIONS				100	100

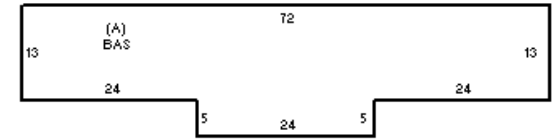
LAND

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	374,000	1.00	100	1.00	R01	0.85	343,430
300	A	2,052	WS 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	34,540

TOTAL	2.970 Acres	ZONING	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	378,000	325,000
Infl1	FACTOR 100		LAND BUILDING	142,100	128,200		
Infl2	PHY 100		DETACHED	800	700		
			OTHER	0	0		
					TOTAL	520,900	453,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/12/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	10/6/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,056	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,056	1952	193.09	203,906
\$NLA(RCN)	\$195	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00								
CAPACITY				ROOF SHAPE	4	FLAT/SHED	1.00								
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00								
ROOMS	4	1.00		FLOOR COVER	99	N/A	1.00								
BEDROOMS	2	1.00		INT FINISH	99	N/A	1.00								
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02								
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES	3	\$1,975													
# UNITS	1	1.00													

TOTAL RCN	205,881
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$142,100