

Key: 1323

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.270

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
PETROCELLI MARK J & TAMATHA A TRS				3-1-4-F				163 INDIAN TRL				
80 WASHINGTON ST BLDG G UNIT 36 NORWELL, MA 02061				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				PETROCELLI MARK J & TAMAT				12/02/2011	F	1	40670-192	
				PETROCELLI MARK & TAMATH				11/08/2006	H	325,000	33648-50	
				PETROCELLI MARK J & TAMAT				11/08/2006	H	325,000	33648-48	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	572,000	1.00	100	1.00	R06	1.30	525,250
300	A	1.364	NS 1.00	100	1.00	25,740	1.00	100	1.00	R06	1.30	35,110

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	%
07-431	07/01/2007	7	OTHERS	28,000	07/27/2007	SJ	100	100
		4	DEMO		05/14/2007	SJ	100	100
07-066	02/12/2007	1	NEW CONST	584,000	05/14/2007	SJ	100	100
0066	02/12/2007	1	NEW CONST	584,000	05/17/2008	SJ	100	100
07-066	02/12/2007	1	NEW CONST	584,000	05/19/2009	SJ	100	100

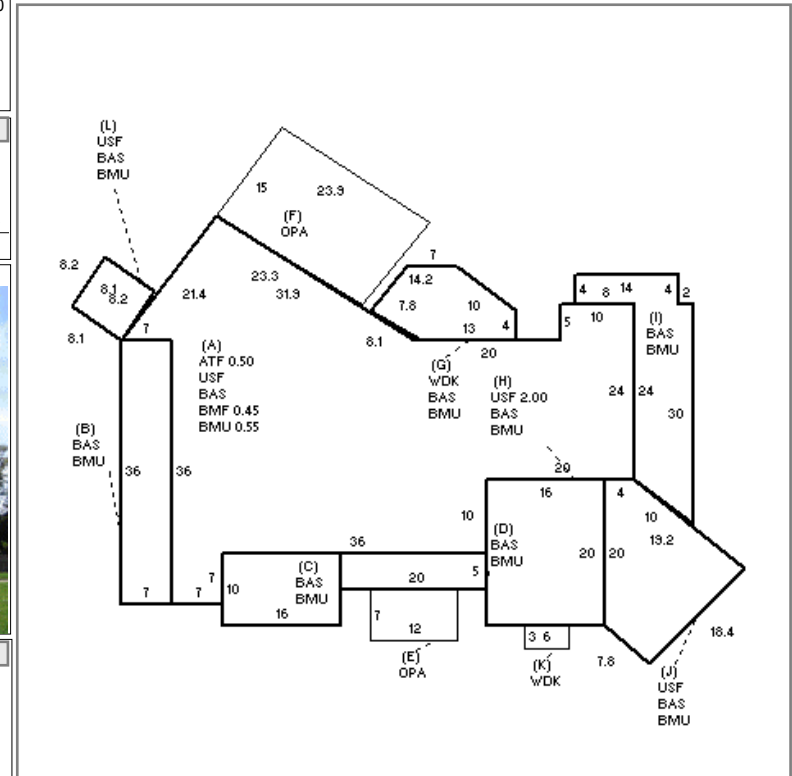
DE  
TACH  
ED

TOTAL	2.282 Acres	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE ...LPI=PRICED WITH TRYSTING			LAND	560,400	511,200
Inf1	FACTOR 100				BUILDING	3,031,300	2,577,000
Inf2	PHY 100				DETACHED	56,300	53,500
					OTHER	0	0
					<b>TOTAL</b>	<b>3,648,000</b>	<b>3,141,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90 IPG- 24X52	2008	1,248	31.88	35,800
HTB	A	1.00	10 0.90 SPA/HOT TUB	2008	1	5,181.80	4,700
PLH	V	1.50	10 0.90 POOLHS- 16 X	2008	256	54.36	12,500
SHF	V	1.50	10 0.90 14 X 14	2008	196	18.49	3,300



BLDG COMMENTS  
OTHER FIX=SHOWER  
FY12 STYLE CHANGE FROM CONV TO NS PER FIELD REVIEW.



B  
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G

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2009	SJ
MODEL	1		RESIDENTIAL	LIST	5/19/2009	
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	3/17/2011	KT
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,524,807
NET AREA	7,760	DETAIL ADJ	1.404	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,739		67.22	184,108		
\$NLA(RCN)	\$454	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	930		94.36	87,754		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	3,669	2008	439.51	1,612,544		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	3,058	2008	399.68	1,222,231		
				FLOOR COVER	12	COMB	1.00	A	ATF	L	ATTIC FINISH	1,033	2008	283.97	293,341		
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	427		92.70	39,584		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	165		69.12	11,405		
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		4,483.80	8,968		
									F32	O	FPL 3S ZOP	1		22,417.20	22,417		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2008 / 14
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$3,031,300