

Key: 1339

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.284

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KUMAR SETHIL TR 155 MAIN DUNSTABLE RD SUITE 160 NASHUA, NH 03060-3666				48-3-2-B				322 C J CUSHING WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KUMAR SETHIL TR				03/30/2018	QS	1,125,000	49642-284					
BELLA ARDEN LLC				11/27/2013	F	10	43866-327					
SCHINABECK DOMINIQUE E				09/05/2013	A	10	43575-126					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	2,042	WS 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	34,370

TOTAL	2.960 Acres	ZONING	FRNT	221	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	377,800	324,900
Inf1	FACTOR 100		BUILDING	435,100	536,500		
Inf2	PHY 100		DETACHED	9,900	9,700		
			OTHER	444,800	491,200		
					TOTAL	1,267,600	1,362,300

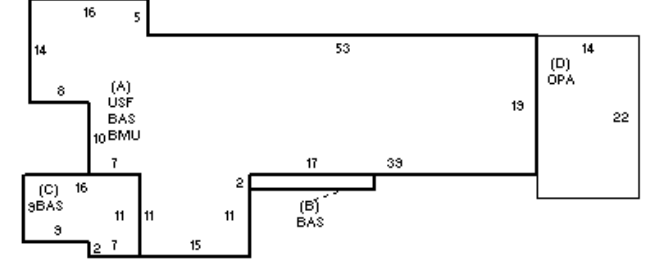
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	60 0.40 GARAGE		600	39.42	9,500
S/V	A	1.00	SV 1.00 SHED	1979	400	1.10	400



BLDG COMMENTS
OTHER FIX=WATER CLOSET
YR BLT CORRECTED TO 1915 PER MASS HISTORIC COMM

BUILDING	CD	ADJ	DESC	MEASURE	7/25/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/29/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-400	05/09/2023	3	ALTERATIONS	200,000	08/29/2023	JD	50	50
		7	OTHERS		06/09/2022	JD	100	25
15-883	12/28/2015	3	ALTERATIONS	7,000	08/11/2016	SJ	100	100
SS14-08		5	SPLIT/SUB/LA		04/23/2013		100	100
		7	OTHERS				100	100



YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	945,850		
NET AREA	3,144	DETAIL ADJ	1.198	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,476		51.38	75,835	CONDITION ELEM	CD		
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	7	STUCCO	0.98	A	USF	L	UPPER STORY FIN	1,476	1915	245.82	362,837	EXTERIOR	G		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,668	1915	270.32	450,889	INTERIOR	V		
				ROOF COVER	3	ASBESTOS	1.00	D	OPA	N	OPEN PORCH	308		61.80	19,034	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00	F21	O	FPL 2S 1OP	1		9,886.80	9,887	BATHS	V			
				INT FINISH	1	PLASTER	1.00	F22	O	FPL 2S 2OP	1		13,566.00	13,566	HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02								ELECT	U			
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	2008 / 14
																		COND	14 14 %
																		FUNC	40 uc
																		ECON	0
																		DEPR	54 % GD 46
																		RCNLD	\$435,100

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KUMAR SETHIL TR 155 MAIN DUNSTABLE RD SUITE 160 NASHUA, NH 03060-3666			48-3-2-B			322 C J CUSHING WAY		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

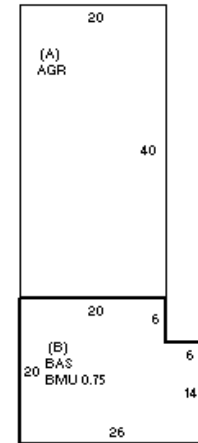
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	213,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	7	1.20	CONVENTIONAL [100%]		
QUALITY	+	1.10	AVG +/GOOD - [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		8/29/2023 JD

BLDG COMMENTS

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YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	267,411
NET AREA	484	DETAIL ADJ	1.164	FOUNDATION	5	BRICK/STONE	1.00	A	AGR	N	ATT GARAGE	800		43.95	35,160	CONDITION ELEM	CD
\$NLA(RCN)	\$553	OVERALL	1.000	EXT COVER	7	STUCCO	0.98	B	BMU	N	BSMT UNFINISHED	363		69.46	25,215	EXTERIOR	G
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	B	BAS	L	BASE AREA	484	1920	404.86	195,953	INTERIOR	G
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009	KITCHEN	G
ROOMS	4	1.00		FLOOR COVER	99	N/A	1.00									BATHS	G
BEDROOMS	1	1.00		INT FINISH	99	N/A	1.00									HEAT	U
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT	U
# 1/2 BATHS	3	1.00		FUEL SOURCE	3	ELECTRIC	1.00										
TOT FIXTURES	3	\$3,073															
# UNITS	0	1.00															
																EFF.YR/AGE	2002 / 20
																COND	18 18%
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$213,900

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TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


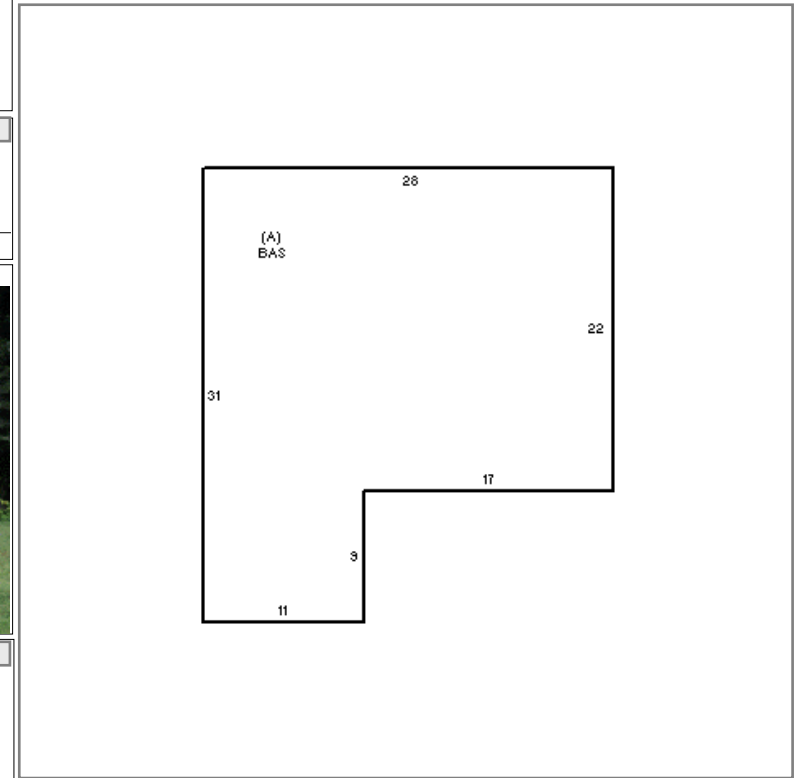
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	230,900	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/29/2023

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	BY
MODEL	1		RESIDENTIAL	LIST			
STYLE	7	1.20	CONVENTIONAL [100%]				
QUALITY	+	1.10	AVG +/GOOD - [100%]				
FRAME	1	1.00	WOOD FRAME [100%]		8/29/2023		JD

YEAR BLT	1912	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	715	DETAIL ADJ	1.164	FOUNDATION	5	BRICK/STONE	1.00	A	BAS	L	BASE AREA	715	1912	343.32	245,476
\$NLA(RCN)	\$359	OVERALL	1.000	EXT COVER	7	STUCCO	0.98		F11	O	FPL 1S 1OP	1		8,009.10	8,009
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00								
STORIES		1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00								
ROOMS		3	1.00	FLOOR COVER	1	HARDWOOD	1.00								
BEDROOMS		1	1.00	INT FINISH	1	PLASTER	1.00								
BATHROOMS		1	1.00	HEATING/COOLING	5	ELECTRIC BB	0.99								
# 1/2 BATHS		0	1.00	FUEL SOURCE	3	ELECTRIC	1.00								
TOT FIXTURES		3	\$3,073												
# UNITS		0	1.00												

TOTAL RCN	256,559
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$230,900