

Key: 1354

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.301

LAND

LAND

DETACHED

BUILDING

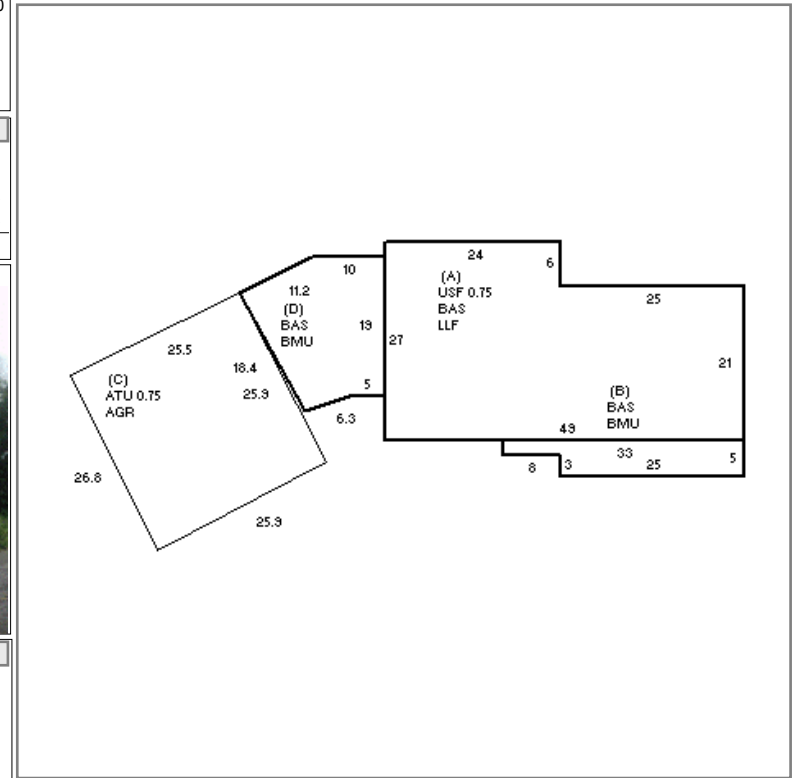
CURRENT OWNER				PARCEL ID				LOCATION			
I NOSTRI FAMIGLIA LLC 53 BORDER ST SCITUATE, MA 02066				6-2-6-0				53 BORDER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
I NOSTRI FAMIGLIA LLC				05/19/2022	O	749,900	56827-194				
BJORKLUND J STEPHEN TR & BONOMI MICHELLE				08/05/2021	U	450,000	55430-280				
				06/23/2010	H		38655-26				

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	%
22-0692	06/30/2022	4	DEMO	15,000	05/08/2023	JD	100	100
21-548	05/28/2021	1	NEW CONST	600,000	05/24/2022	JD	100	0
21-548	05/28/2021	1	NEW CONST	600,000	05/08/2023	JD	60	60

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	100	1.00	R07	1.50		606,060
300	A	0.114	NS	1.00	100	1.00	100	1.00	R07	1.50		3,390

TOTAL	1.032 Acres	ZONING	FRNT	27	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	609,500	554,200
Inf1	FACTOR 100		BUILDING	778,300	169,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,387,800	723,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/8/2023	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	1.000
NET AREA	3,674	DETAIL ADJ	1.390
\$NLA(RCN)	\$353	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,173	2023	247.86	290,744
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,621	2023	359.35	582,506
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	880	2023	326.79	287,575
ROOF COVER	1	ASPH SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	448		88.41	39,607
FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	679		57.67	39,155
INT FINISH	2	DRYWALL	1.00	C	ATU	N	ATTIC UNF	509		51.80	26,366
HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O		GAS FIREPLACE	1		7,778.40	7,778
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,297,085
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	40 uc
ECON	0
DEPR	40 % GD 60
RCNLD	\$778,300