

Key: 1383

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.331

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
POULOS NICHOLAS & LISA 93 SATUIT TRL SCITUATE, MA 02066				48-3-15-0				93 SATUIT TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POULOS NICHOLAS & LISA				06/22/2018	QS	710,000	49954-268				
DEANGELO JOSEPH C &				03/09/2009	U	342,600	36908-274				
PLOURDE KEVIN B				04/30/2007	F	-100	34464-257				

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	%
09-097	03/26/2009	3	ALTERATIONS	25,500	08/06/2009	SJ	100	100
04-577	09/03/2004	3	ALTERATIONS	12,000	07/08/2005	SJ	100	100
04-533	08/16/2004	3	ALTERATIONS	15,000	07/08/2005	SJ	100	100
03-708	11/15/2003	3	ALTERATIONS	15,000	09/22/2004	SJ	100	100
03-708	11/15/2003	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	R04	0.90		363,640
300	A	0.019	SC	1.00	100	1.00	100	1.00	R04	0.90		340

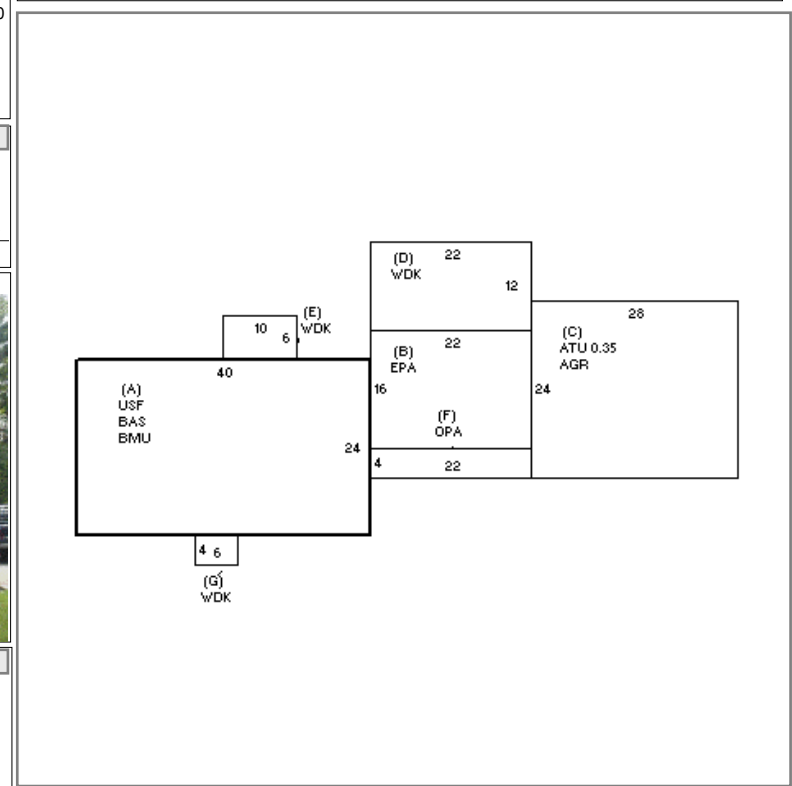
TOTAL	40,816 SF	ZONING	FRNT	261	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	364,000	349,300
Inf1	FACTOR 100		BUILDING	482,500	450,400		
Inf2	PHY 100		DETACHED	17,000	16,100		
			OTHER	0	0		
					TOTAL	863,500	815,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	25 0.75 16X36	2004	576	36.26	15,700
SHF	+	1.10	10 0.90 8X10		80	17.57	1,300



BUILDING	CD	ADJ	DESC	MEASURE	8/6/2009	SJ
MODEL	1		RESIDENTIAL	LIST	8/6/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
AC upstairs only



YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,920	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$310	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
				ROOF SHAPE	3	GAMBREL	1.00
				ROOF COVER	2	WOOD SHINGLES	1.01
				FLOOR COVER	24	COMB	1.00
				INT FINISH	2	DRYWALL	1.00
				HEATING/COOLING	9	WARM/COOL AIR	1.03
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	595,723
A	BMU	N	BSMT UNFINISHED	960		52.47	50,370		
A	BAS	L	BASE AREA	960	1964	232.23	222,944		
A	USF	L	UPPER STORY FIN	960	1964	211.19	202,743		
B	EPA	N	ENCLOSED PORCH	352		99.22	34,925		
C	AGR	N	ATT GARAGE	672		45.41	30,513		
C	ATU	N	ATTIC UNF	235		40.70	9,565		
+	WDK	N	WOOD DECK	348		42.24	14,699		
F	OPA	N	OPEN PORCH	88		56.65	4,985		
	F21	O	FPL 2S 1OP	1		9,062.90	9,063		
	FPL	O	FIREPLACE	1		8,594.30	8,594		

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U

EFF.YR/AGE	2003 / 19
COND	18 18 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$482,500
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