

Key: 1385

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.333

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SEGHEZZI MARK F & MICHELE L 101 SATUIT TRAIL SCITUATE, MA 02066				48-3-16-0				101 SATUIT TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SEGHEZZI MARK F & MICHELE				01/24/2003	QS	520,000	24025-307				
THOMSON DENNIS M & GERALD				07/05/1988	QS	234,000	8562-126				
BENNETT CAROLYN R				01/01/1979	XX	4577-429					

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	%
22-0078	01/18/2022	2	ADDITIONS	85,000	07/21/2022	JD	100	100
94-517	12/06/1994	3	ALTERATIONS				100	100
94-517	10/21/1994	3	ALTERATIONS				100	100

LAND

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	396,000	1.00	100	1.00	R04	0.90	363,640

DETAILED

TOTAL	40,000 SF	ZONING	NOOTE	FRNT	177	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE					LAND 363,600	363,600	348,900
Inf1	FACTOR 100					BUILDING 463,500	463,500	434,400
Inf2	PHY 100					DETACHED 1,000	1,000	1,000
						OTHER 0	0	0
						TOTAL 828,100	828,100	784,300

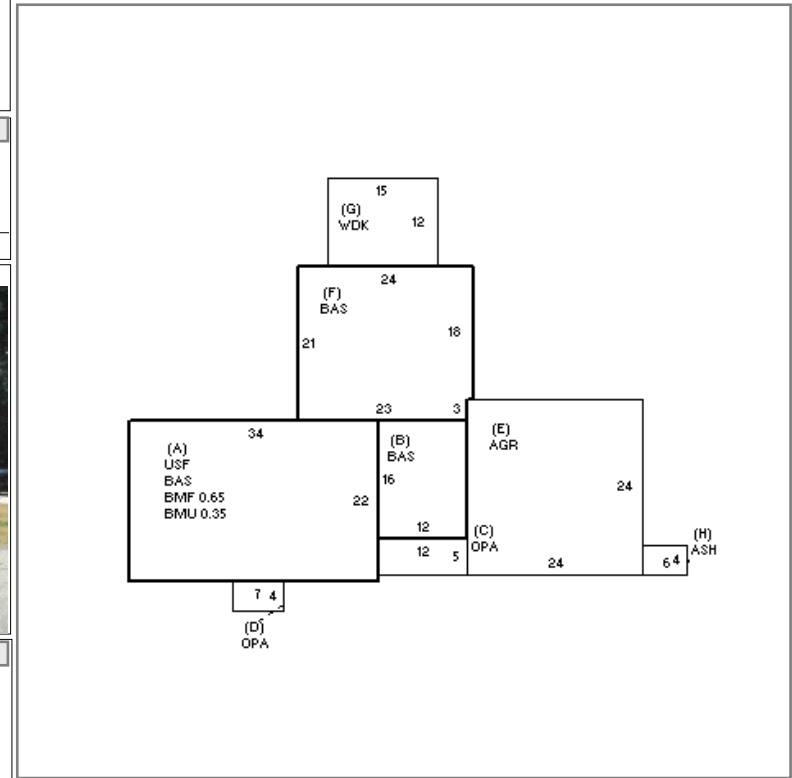
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X10		100	14.74	1,000

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/21/2022	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,189	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	262		56.87	14,900
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	486		79.83	38,798
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	748	1964	204.38	152,877
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	940	1964	224.75	211,261
				FLOOR COVER	24	COMB	1.00	+	OPA	N	OPEN PORCH	88		56.65	4,985
				INT FINISH	1	PLASTER	1.00	E	AGR	N	ATT GARAGE	576		46.91	27,019
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	BAS	L	BASE AREA	501	2022	224.74	112,597
				FUEL SOURCE	2	GAS	1.00	G	WDK	N	WOOD DECK	180		42.24	7,603
								H	ASH	N	ATT SHED	24		24.57	590
									F21	O	FPL 2S 1OP	1		9,062.90	9,063
									ODS	O	OUT DOOR SHOWER	1		1,520.20	1,520

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,438
# UNITS	1	1.00



BUILDING

YEAR BLT	1964	SIZE ADJ	1.000	TOTAL RCN	586,651
NET AREA	2,189	DETAIL ADJ	1.030	CONDITION ELEM	CD
\$NLA(RCN)	\$268	OVERALL	1.000	EXTERIOR	A
				INTERIOR	G
				KITCHEN	G
				BATHS	G
				HEAT	A
				ELECT	A
				EFF.YR/AGE	2000 / 22
				COND	20 20 %
				FUNC	0
				ECON	0
				DEPR	21 % GD 79
				RCNLD	\$463,500