

Key: 1426

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.373

LEGAL

LAND

DETAILED

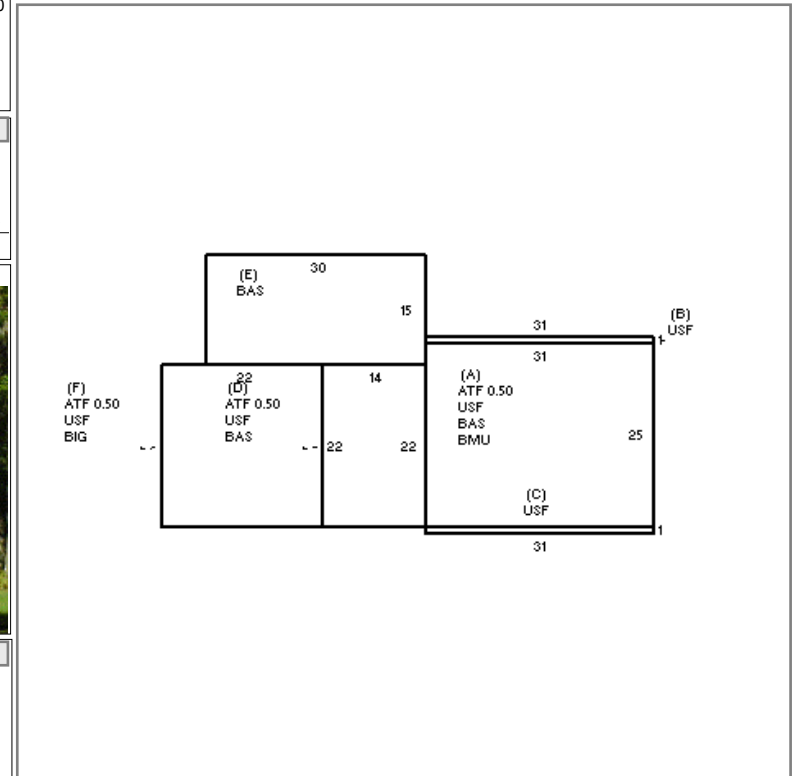
BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
SCANZILLO JOSEPH G & JO ANN 15 METACOMETT ROAD SCITUATE, MA 02066										48-3-25-0				15 METACOMETT RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
SCANZILLO JOSEPH G & JO A										05/03/1982		QS		98,000		5142-271	
PILIBOSIAN PHILIP S & GAI										04/22/1980		XX		4817-377			
BALDWIN RUFUS G										03/06/1979		XX		4622-448			
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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					
300	A	0.054	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	960					

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	%
97-172	04/17/1997	3	ALTERATIONS		02/19/2004	PJB	100	100
96-331	07/23/1996	3	ALTERATIONS				100	100
89-221	05/12/1989	3	ALTERATIONS				100	100

TOTAL	42,340 SF	ZONING	FRNT	25	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	364,600	349,900
Infl1	FACTOR 100		BUILDING	603,500	561,600		
Infl2	PHY 100		DETACHED	13,000	11,800		
			OTHER	0	0		
			TOTAL	981,100	923,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1989	800	1.10	900
S/V	A	1.00	SV 1.00 GUNITE/STEEL	1989	11,000	1.10	12,100



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	815,601													
NET AREA	3,946	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	775		56.17	43,535															
\$NLA(RCN)	\$207	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	ATF	L	ATTIC FINISH	784	1962	132.80	104,113															
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,629	1962	186.91	304,478															
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,533	1962	205.53	315,083															
				FLOOR COVER	99	N/A	1.00	F	BIG	N	BUILT-IN GARAGE	484		49.88	24,140															
				INT FINISH	99	N/A	1.00	F11	O	FPL 1S 1OP	1		8,009.10	8,009																
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,062.90	9,063																
				FUEL SOURCE	99	N/A	1.00																							
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