

Key: 1468

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.415

LEGAL


LAND

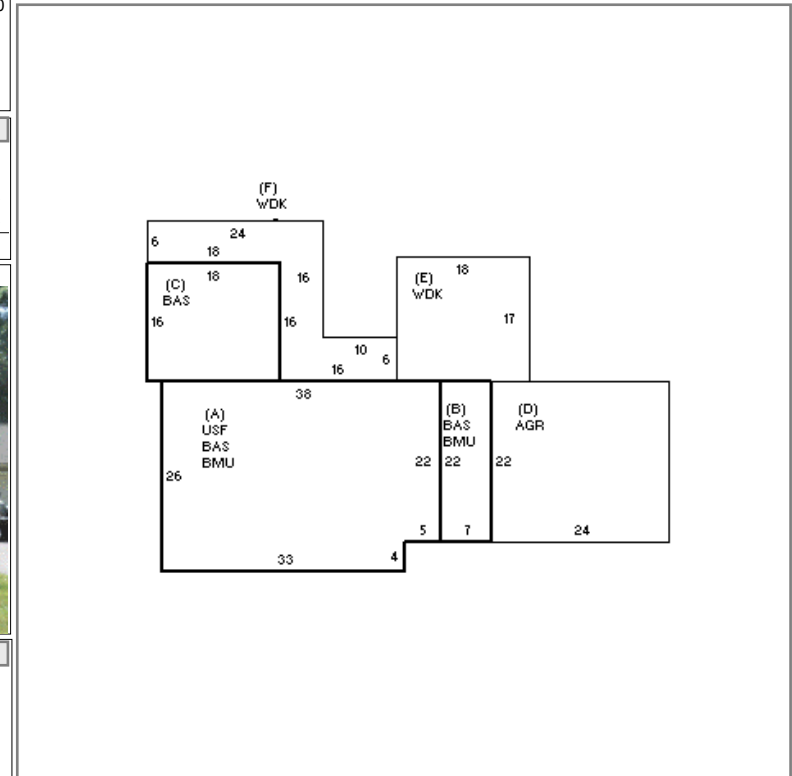
CURRENT OWNER				PARCEL ID				LOCATION				
LACINER AYHAN & CARSON LAURA R 10 SATUIT TRL SCITUATE, MA 02066				48-3-44-0				10 SATUIT TRL				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LACINER AYHAN & CARSON LA				03/21/2017	F	1	48222-138					
LACINER AYHAN				08/04/1999	QS	377,000	17739-272					
MASELUNAS WILLIAM J				01/03/1995	QS	289,500	13353-255					
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
300	A	0.006	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	110

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	%
G-21-1096	07/27/2021	3	ALTERATIONS	2,500	07/21/2022	JD	100	100
20-804	11/18/2020	3	ALTERATIONS	13,267	07/21/2022	JD	100	100
		6	CYCL GROWTH		02/19/2004	PJB	100	100

TOTAL	40,261 SF	ZONING	FRNT	416	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	363,800	349,100
Inf1	FACTOR 100		BUILDING	424,000	392,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	787,800	741,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/21/2022
									



BUILDING	CD	ADJ	DESC	MEASURE	7/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/21/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	572,983	
NET AREA	2,378	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,122		45.68	51,251	CONDITION ELEM	CD	
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	968	1961	183.23	177,371	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,410	1961	201.49	284,102	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	528		43.53	22,982	KITCHEN	G	
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	606		38.40	23,270	BATHS	G	
				INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03								ELECT	A		
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		8	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		2	1.00															
TOT FIXTURES		7	\$5,768															
# UNITS		1	1.00															
																EFF.YR/AGE	1984 / 38	
																COND	26 26 %	
																FUNC	0	
																ECON	0	
																DEPR	26 % GD 74	
																RCNLD	\$424,000	