

Key: 1595

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.537

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SCARSILLONI EDWARD H TRUSTEE PO BOX 390 SCITUATE, MA 02066				25-2-10-0				766 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCARSILLONI EDWARD H TRUS				04/16/1987	QS	100,000		(75048)			
PARMENTER FRANK K				01/01/1951	XX			(C00014665)			

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	%
10-175	05/06/2010	3	ALTERATIONS	2,100	07/27/2010	SJ	100	100
95-576	10/01/1995	3	ALTERATIONS				100	100
95-377	06/01/1995	3	ALTERATIONS				100	100
90-669	10/01/1990	3	ALTERATIONS				100	100
88-365	07/01/1988	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	WS 1.00	100	1.00	374,000	1.00	100	1.00	R01	0.85	343,430
300	A	0.442	WS 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	7,440

TOTAL	1.360 Acres	ZONING	FRNT	332	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	350,900	300,600
Inf1	FACTOR 100		BUILDING	148,600	134,100		
Inf2	PHY 100		DETACHED	2,400	2,100		
			OTHER	0	0		
			TOTAL	501,900	436,800		

DETAILED

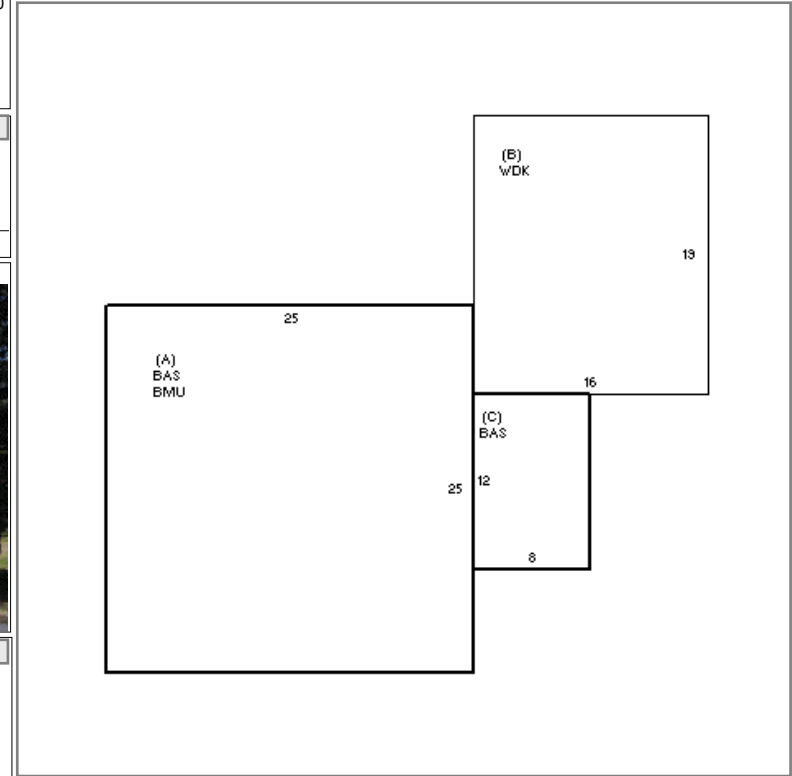
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		1,000	1.10	1,100
S/V	A	1.00	SV 1.00 SHED	1995	500	1.10	600
S/V	A	1.00	SV 1.00 SHED	1995	600	1.10	700



BLDG COMMENTS
FY12 STYLE CHANGE FROM CONVENTIONAL TO RANCH.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/27/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	215,365		
NET AREA	721	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	625		55.24	34,522	CONDITION ELEM	CD		
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	304		38.40	11,674	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	721	1952	231.74	167,088	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00		GEN	O	GENERATOR	1		0.00		KITCHEN			
				FLOOR COVER	99	N/A	1.00									BATHS			
				INT FINISH	99	N/A	1.00									HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1972 / 50
STORIES		1	1.00															COND	31 31 %
ROOMS		3	1.00															FUNC	0
BEDROOMS		1	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	31 % GD 69
# 1/2 BATHS		0	1.00															RCNLD	\$148,600
TOT FIXTURES		3	\$2,081																
# UNITS		1	1.00																