Key: 1612

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.553

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRATTA JOSEPH D 721 C J CUSHING WAY SCITUATE, MA 02066	25-2-15-F	721 C J CUSHING WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRATTA JOSEPH D	03/15/1985	QS		6010-232
GRATTA JOSEPH G	06/17/1983	XX		5377-331
ROSANO JOSEPH A	08/20/1980	XX		4865-148

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

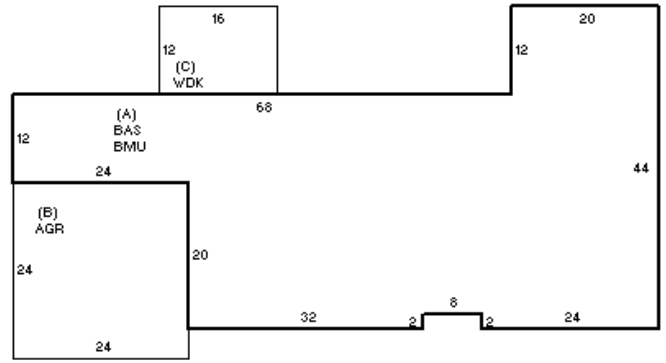
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-0499	06/12/2023	3	ALTERATIONS	19,800			0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	374,000	1.00	100	1.00	R01	0.85			343,430
300	A	2.552	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85			42,950

TOTAL	3.470 Acres	ZONING		FRNT	475
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	386,400	332,600
BUILDING	466,500	420,400
DETACHED	0	0
OTHER	0	0
TOTAL	**852,900**	**753,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/08/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/14/2011	SJ
LIST	4/14/2011	EST
REVIEW	3/21/2011	KT

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,560	DETAIL ADJ	0.850
$NLA(RCN)	$243	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,984
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	2,560		42.84	109,662
A	BAS	L	BASE AREA	2,560	1986	180.94	463,196
B	AGR	N	ATT GARAGE	576		46.91	27,019
C	WDK	N	WOOD DECK	192		42.24	8,110
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	621,981
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$466,500