

Key: 1671

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.613

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KOPEC DUST & CAROL 157 SUMMER ST SCITUATE, MA 02066		23-1-37-A		157 SUMMER ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KOPEC DUST & CAROL		06/21/2018	QS	599,000	49947-192
MUTCHLER BRUCE N & DONNA		07/06/1998	QS	395,000	16377-59
PASQUARIELLO CHARLES A		01/31/1992	QS	193,000	10730-216

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	%
92-131	02/20/1992	3	ALTERATIONS				100	100
89-584	10/01/1989	1	NEW CONST				100	100

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	R03	0.85	343,430
300	A	0.190	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	3,200

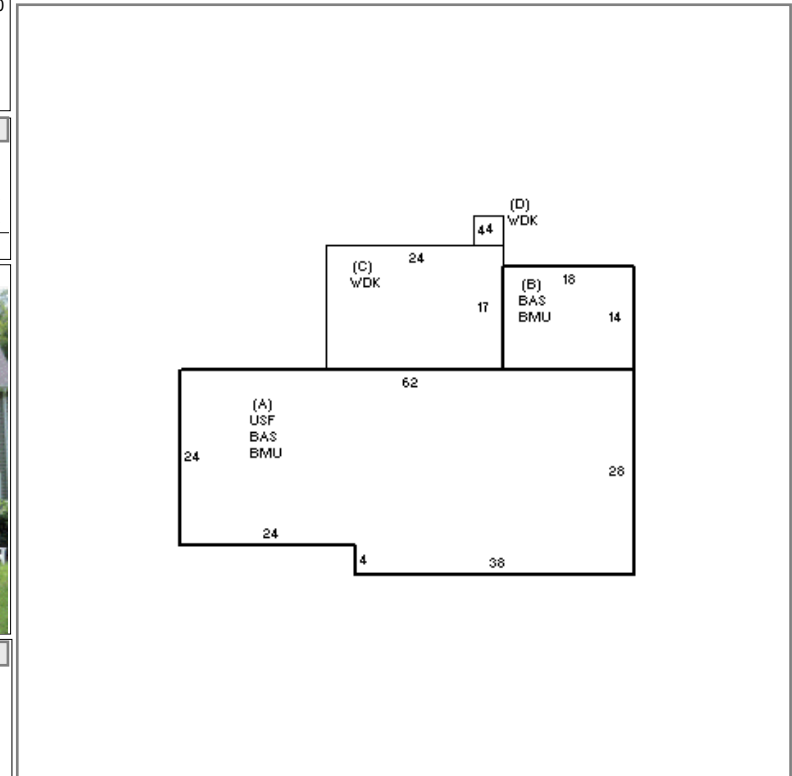
TOTAL	1.109 Acres	ZONING	FRNT	285	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	346,600	315,300
Inf1	FACTOR 100		BUILDING	641,100	594,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		987,700	910,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/10/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/10/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/21/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	843,608
NET AREA	3,532	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,892		44.87	84,902		
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,892	1991	212.22	401,514		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,640	1991	192.99	316,501		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	424		42.24	17,910		
				FLOOR COVER	24	COMB	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	\$8,237
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$641,100
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