

Key: 1766

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.694

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FALETRA JAMES C TR & JULIE L TR				30-5-4-0				2 CONSERVATION WAY			
2 CONSERVATION WAY SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				FALETRA JAMES C TR & FALETRA JAMES & JULIE L				10/28/2016	F	1	47661-61
				DELANO FRANK E				09/26/1991	QS	175,000	10499-6
								10/27/1977	XX		4356-313


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	%
14-113	11/21/2014	7	OTHERS	15,500	07/21/2015	SJ	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
03-626	10/07/2003	3	ALTERATIONS	16,500	08/04/2004	SJ	100	100
98-117	04/06/1998	2	ADDITIONS				100	100
95-401	07/10/1995	3	ALTERATIONS				100	100

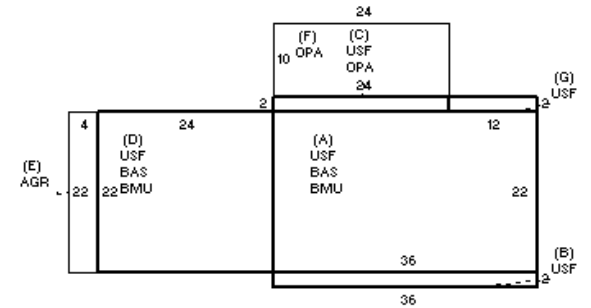
LAND

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	440,000	1.00	100	1.00	R04		404,040
300	A	0.030	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04		590

TOTAL	41,292 SF	ZONING	FRNT	368	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,600	367,900
Inf1	FACTOR 100		BUILDING	443,600	411,200		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
					TOTAL	849,100	779,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/15/2003
S/V	A	1.00	SV 1.00 SHED	1999	800	1.10	900		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW.
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	599,420
NET AREA	2,784	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,320		43.87	57,906		
\$NLA(RCN)	\$215	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,320	1972	189.08	249,579		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,464	1972	171.94	251,725		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	288		51.50	14,832		
				FLOOR COVER	99	N/A	1.00	E	AGR	N	ATT GARAGE	88		66.15	5,821		
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982		
				HEATING/COOLING	5	ELECTRIC BB	0.99		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
				FUEL SOURCE	3	ELECTRIC	1.00										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		1985 / 37
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		\$443,600