

Key: 1779

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.707

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
RATTO F JAMES & KAREN 10 SYLVESTER ROAD SCITUATE, MA 02066		30-3-2-0		10 SYLVESTER RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RATTO F JAMES & KAREN		07/30/1997	QS	263,000	15361-201
O'NEIL MARY E		07/01/1997	XX		15294-167
O'NEIL TERENCE & MARY E		08/13/1991	QS	215,000	10428-164

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	%
23-410	05/12/2023	3	ALTERATIONS	31,920	07/24/2023	JD	100	100
96-383	08/01/1996	3	ALTERATIONS				100	100

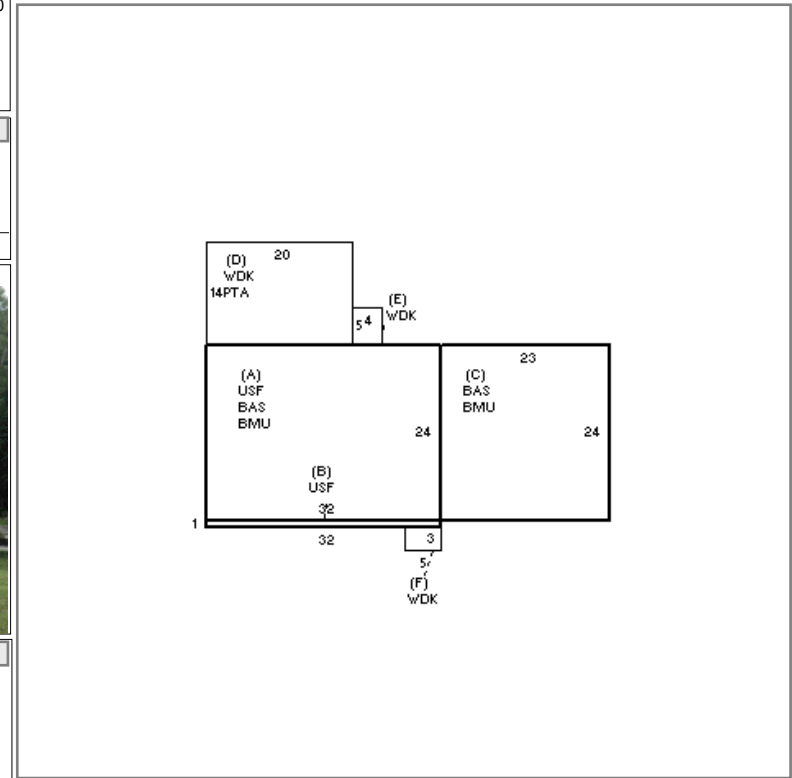
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.132	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	2,610

TOTAL	1.050 Acres	ZONING	FRNT	164	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	406,700	369,800
Inf1	FACTOR 100		BUILDING	396,800	352,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	803,500	722,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
OTHER FIX=SINK



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/24/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,120	DETAIL ADJ	1.010	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,320		43.87	57,906
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,320	1973	201.41	265,862
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	800	1973	183.16	146,529
				ROOF COVER	1	ASPH SHINGLES	1.00	D	PTA	N	PATIO	280		14.90	4,172
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	315		38.40	12,096
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982
				HEATING/COOLING	15	ELECT BB/AC	1.01		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	508,674
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 1997 / 25	
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$396,800