

Key: 1784

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.712

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
LENZI MARCO & ANNEMARIE 27 SYLVESTER RD SCITUATE, MA 02066				30-4-3-0				27 SYLVESTER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LENZI MARCO & ANNEMARIE				06/25/2010	QS	567,700	38664-183					
HOPKINS IAN & SIOBHAN				03/28/2008	QS	540,000	35781-133					
SHEDD CHRISTOPHER R				08/27/2003	QS	540,000	26338-57					
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	0.002	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	40

LAND

TOTAL	40,075 SF	ZONING	FRNT	178	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,100	367,400
Inf1	FACTOR 100		BUILDING	496,100	458,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		900,200	825,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

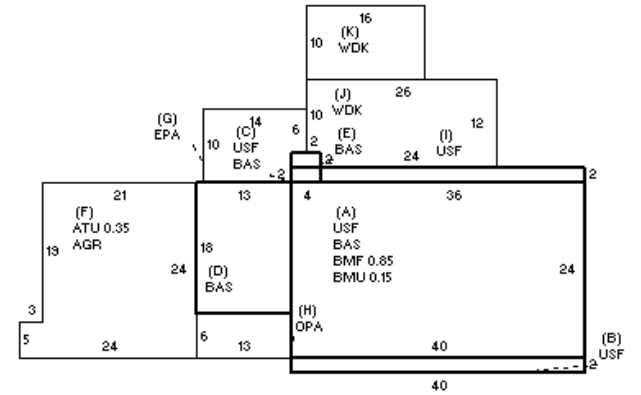


BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

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 %
23-0628	07/19/2023	3	ALTERATIONS	40,134			0 0
11-335	06/07/2011	3	ALTERATIONS	11,900	07/19/2012	SJ	100 100
10-517	11/04/2010	3	ALTERATIONS	20,305	06/30/2011	SJ	100 100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/30/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/30/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	2,330	DETAIL ADJ	1.020
\$NLA(RCN)	\$277	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		9	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		8	\$7,181
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	144		52.47	7,556
A	BMF	N	BSMT FINISH-SEP	816		73.66	60,104
+	USF	L	UPPER STORY FIN	1,120	1971	200.25	224,276
+	BAS	L	BASE AREA	1,210	1971	220.20	266,440
F	AGR	N	ATT GARAGE	519		48.07	24,950
F	ATU	N	ATTIC UNF	182		40.70	7,407
G	OPA	N	ENCLOSED PORCH	132		99.22	13,097
H	OPA	N	OPEN PORCH	78		56.65	4,419
+	WDK	N	WOOD DECK	468		42.24	19,768
F21	O		FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	644,260
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$496,100