

Key: 1851

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.778

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DEMELLO MICHAEL P & DONNA M 18 GROVE STREET SCITUATE, MA 02066				30-1-34-F				18 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DEMELLO MICHAEL P & DONNA				01/22/1988	QS			8250-270			
ANDREWS STEPHEN S & LITCH				01/01/1944	XX			1839-279			

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	%
		7	OTHERS		03/29/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,670	WS 1.00	100	100	1.00	374,000	1.20	100	1.00	R03 0.85	335,620

TOTAL	32,670 SF	ZONING	FRNT	309	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M31. . . .		LAND	335,600	305,100
Infl1	FACTOR 100		BUILDING	249,000	103,400		
Infl2	PHY 100		DETACHED	1,500	0		
			OTHER	0	0		
			TOTAL	586,100	408,500		

DETACHED

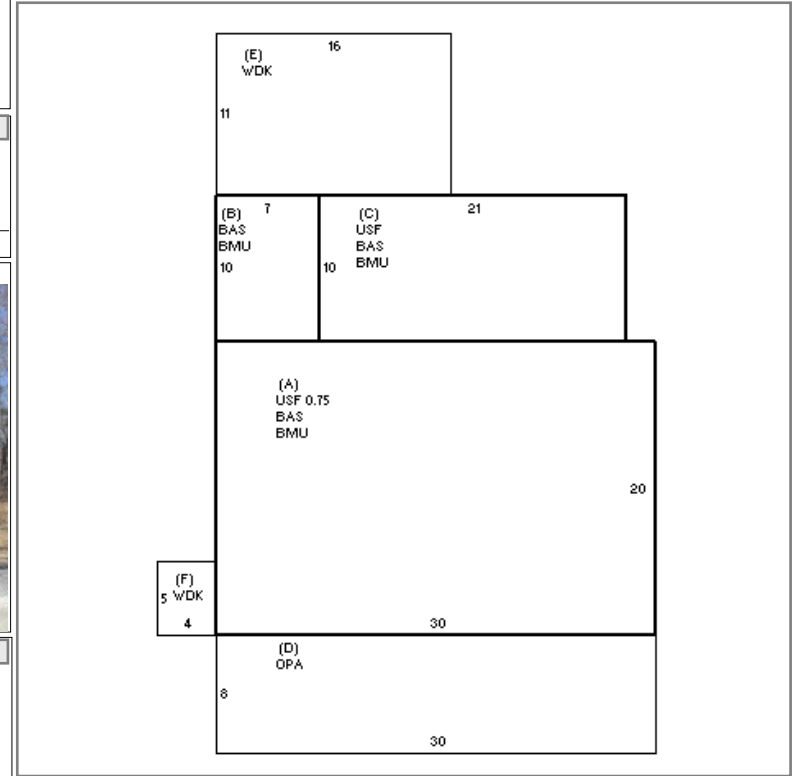
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 10X20		200	12.29	1,500



BLDG COMMENTS
OTHER FIX=WATER CLOSET

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/29/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/29/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/23/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,540	DETAIL ADJ	1.200
\$NLA(RCN)	\$289	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		4	\$3,840
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	880		49.00	43,124
+	BAS	L	BASE AREA	880	1900	255.24	224,608
+	USF	L	UPPER STORY FIN	660	1900	232.11	153,193
D	OPA	N	OPEN PORCH	240		51.50	12,360
+	WDK	N	WOOD DECK	196		38.40	7,526

TOTAL RCN	444.651
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$249,000