Key: 1923

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,847

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JACOBUCCI GABRIEL S/O 678 CJC HIGHWAY LLC 41 EDWIN STREET RANDOLPH, MA 02368	31-2-9-B	678 C J CUSHING WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
678 CJC HIGHWAY LLC	07/28/2023	V	540,000	58137-144
JACOBUCCI GABRIEL	01/01/1966	QS		3228-337
JACOBUCCI GABRIEL AND RIT	01/01/1958	XX		2586-275

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

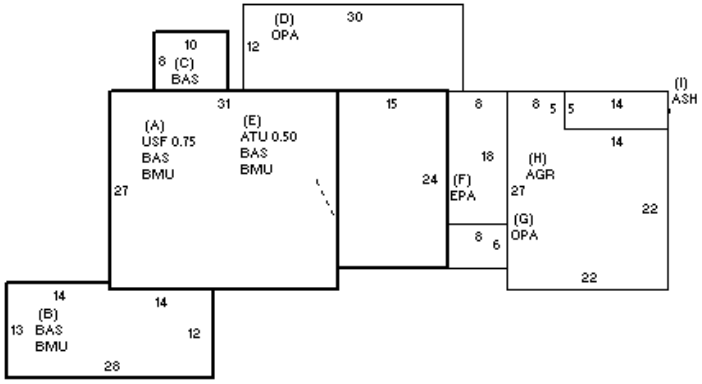
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	374,000	1.00	100	1.00	R01	0.85			343,430
300	A	0.082	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85			1,380

TOTAL	43,560 SF	ZONING		FRNT	374
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	344,800	295,100
BUILDING	480,200	433,500
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**826,100**	**729,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		1,000	1.10	1,100

PHOTO 09/17/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/23/2009	PL
LIST		
REVIEW	3/24/2011	KT

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	2,255	DETAIL ADJ	1.122
$NLA(RCN)	$309	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$8,886
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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
+	BMU	N	BSMT UNFINISHED	1,547		46.63	72,144
A	USF	L	UPPER STORY FIN	628	1958	221.45	139,073
+	BAS	L	BASE AREA	1,627	1958	243.52	396,205
+	OPA	N	OPEN PORCH	408		56.65	23,113
E	ATU	N	ATTIC UNF	180		40.70	7,326
F	EPA	N	ENCLOSED PORCH	144		99.22	14,288
H	AGR	N	ATT GARAGE	524		47.98	25,139
I	ASH	N	ATT SHED	70		24.59	1,722
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	695,904
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$480,200		