

Key: 1927

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.851

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LAPERLE THOMAS S/O POLAK FRANK TR 3102 PRINCETON WAY WESTFORD, MA 01886				31-2-11-B				626 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POLAK FRANK TR				03/02/2023	V	1,200,000	57711-127				
LAPERLE THOMAS				02/25/2021	V	526,000	54464-159				
MAZMANIAN ARSHAG A				01/01/1971	QS		3581-334				

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	%
		3	ALTERATIONS				100	100
		7	OTHERS				0	0

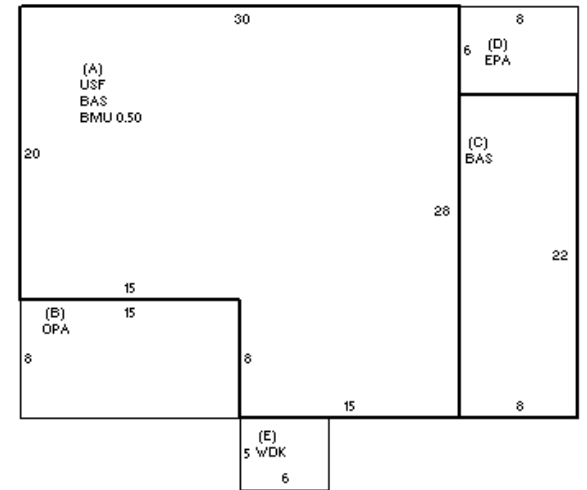
LAND

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	374,000	1.00	100	1.00	R01	0.85	343,430
200	A	0.918	WS 1.00	100	1.00	147,730	1.00	100	1.00	R01	0.85	135,620
300	A	2.374	WS 1.00	100	1.00	8,415	1.00	W50	0.50	R01	0.85	19,980

DETACHED

TOTAL	4.210 Acres	ZONING	FRNT	495	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE FY12 - ADDED FRONTAGE LOT	LAND	499,000	437,700		
Inf1	FACTOR 100		BUILDING	20,700	18,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	519,700	456,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	9/8/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	KT
QUALITY	L	0.80	LOW COST [100%]	BLDG COMMENTS OTHER FIX=SHOWER & WATER CLOSET		
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,554		
NET AREA	1,616	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	360		50.52	18,187	CONDITION ELEM	CD		
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	720	1935	183.66	132,238	EXTERIOR	P		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	120		41.20	4,944	INTERIOR	P		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	896	1935	201.96	180,959	KITCHEN	P		
				FLOOR COVER	24	COMB	1.00	D	EPA	N	ENCLOSED PORCH	48		72.17	3,464	BATHS	P		
				INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	30		30.72	922	HEAT	O		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	O		
				FUEL SOURCE	1	OIL	1.00												
CAPACITY		UNITS	ADJ																
STORIES		2	1.00																
ROOMS		8	1.00																
BEDROOMS		3	1.00																
BATHROOMS		1	1.00																
# 1/2 BATHS		0	1.00																
TOT FIXTURES		5	\$3,840																
# UNITS		1	1.00																
EFF.YR/AGE		1952 / 70																	
COND	64	64 %																	
FUNC	30	structural																	
ECON	0																		
DEPR	94	% GD		6															
RCNLD				\$20,700															