

Key: 2036

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.964

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MEDUGNO III THOMAS A & TRICIA		52-1-10-0		49 CORNET STETSON RD	
49 CORNET STETSON RD SCITUATE, MA 02066		TRANSFER HISTORY		DOS	T SALE PRICE BK-PG (Cert)
		MEDUGNO III THOMAS A & CORRIGAN JODI R		06/01/2018 QS	335,000 (126893)
				08/25/2017 QS	309,000 (125669)
		MCGRAIL MARIE T TRUSTEE		05/13/2003 F	(103306)

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 %
21-577	06/04/2021	3	ALTERATIONS	4,200	08/08/2022	JD	100 100
		7	OTHERS		02/27/2018	JD	100 100
08-068	02/16/2008	3	ALTERATIONS	6,000	07/30/2008	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,400	WS 1.00	100	1.00	100	1.00			R02	0.85	310,800

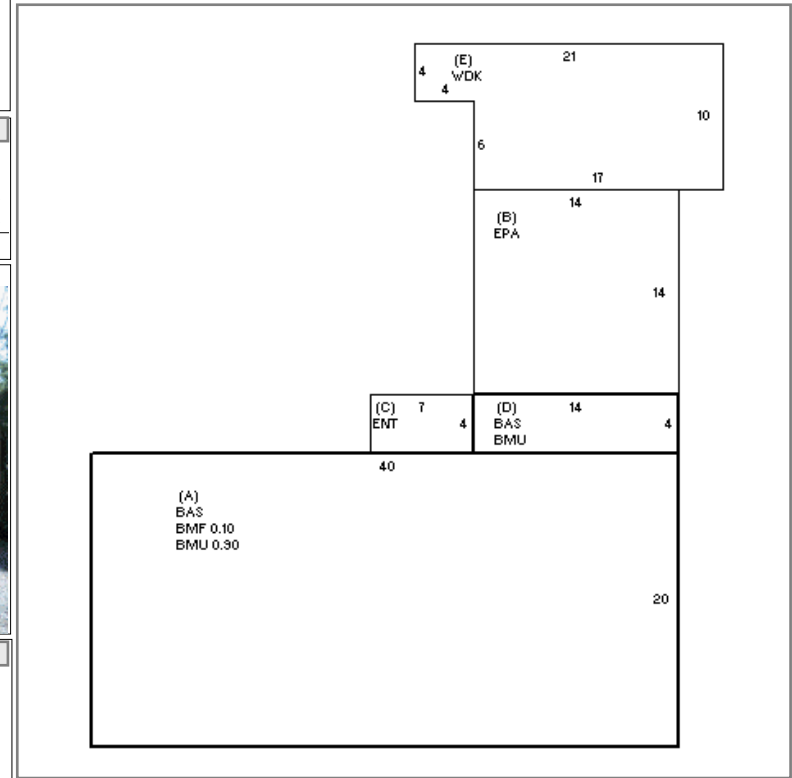
TOTAL	12,415 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	310,800	265,900
Inf1	FACTOR 100		BUILDING	179,700	160,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	490,500	425,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/26/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/26/2019	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	8/8/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	272,298
NET AREA	856	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	776		49.43	38,354	CONDITION ELEM	CD
\$NLA(RCN)	\$318	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	80		69.39	5,551	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	856	1954	217.67	186,327	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	196		90.20	17,679	KITCHEN	A
				FLOOR COVER	24	COMB	1.00	C	ENT	N	ENCLOSED ENTRY	28		97.71	2,736	BATHS	G
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	186		38.40	7,142	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F12	O		FPL 1S 2OP	1		10,347.00	10,347	ELECT	A
				FUEL SOURCE	1	OIL	1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,162
# UNITS	1	1.00

EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$179,700