

Key: 2039

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.966

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CURRENT OWNER				PARCEL ID				LOCATION				
MONTALTO BARTOLINO P & HEATHER L				52-1-13-0				69 CORNET STETSON RD				
69 CORNET STETSON RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MONTALTO BARTOLINO P & COHEN JONATHAN M TR				11/29/2022	O	527,500	57457-190	
				HAYES MICHAEL C TR				11/30/2017	F	1	49242-312	
								04/30/2015	F	100	45488-138	

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	%
22-1292	12/13/2022	3	ALTERATIONS	27,200	08/08/2023	JD	25	25
15-189	04/21/2015	3	ALTERATIONS	20,109	08/12/2015	SJ	100	100
95-426	07/01/1995	3	ALTERATIONS				100	100
92-692	08/01/1992	3	ALTERATIONS				100	100

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	R02	0.85	343,430
300	A	0.009	WS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	150

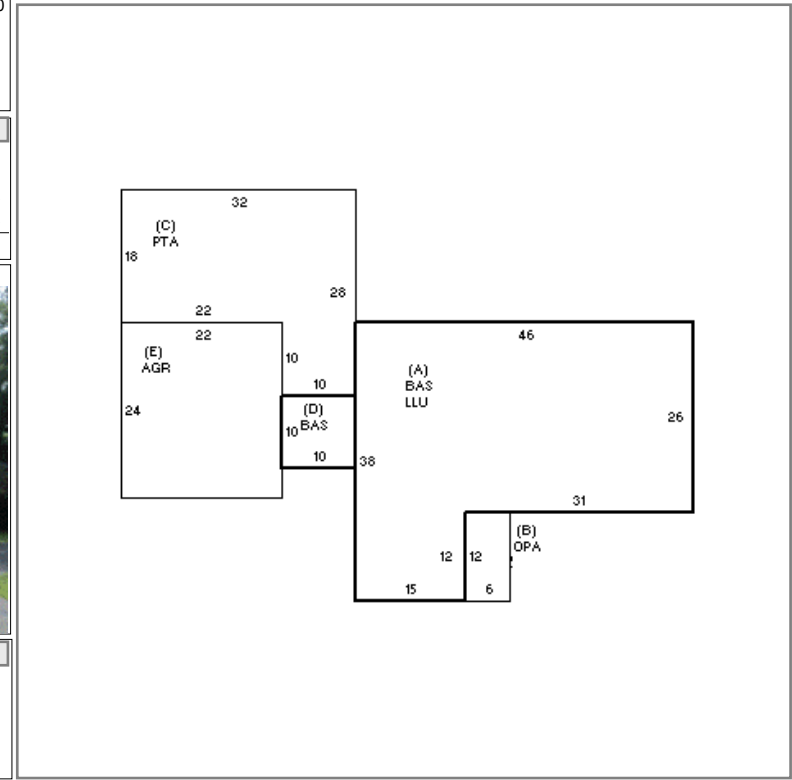
TOTAL	40,400 SF	ZONING	FRNT	180	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	... IN-LAW/ACCESSORY DWG.		LAND	343,600	294,000
Inf1	FACTOR 100		BUILDING	268,600	258,500		
Inf2	PHY 100		DETACHED	1,500	1,300		
			OTHER	0	0		
			TOTAL	613,700	553,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		700	1.10	800
S/V	A	1.00	SV 1.00 SHED	1996	600	1.10	700



BUILDING	CD	ADJ	DESC	MEASURE	8/8/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/8/2023	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	3/25/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
IN-LAW APT/ LEGAL ACCESSORY DWELLING



YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,476	DETAIL ADJ	0.901	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5		1.00	FLOOR COVER	24	COMB	1.00
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6		\$4,325				
# UNITS	2		1.02				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	373,093
A	LLU	N	LOWER LEVEL UNF	1,376		49.79	68,514	CONDITION ELEM	CD
B	OPA	N	OPEN PORCH	72		51.50	3,708	EXTERIOR	F
C	PTA	N	PATIO	676		14.90	10,072	INTERIOR	G
+	BAS	L	BASE AREA	1,476	1959	171.51	253,145	KITCHEN	V
E	AGR	N	ATT GARAGE	528		43.53	22,982	BATHS	V
	F12	O	FPL 1S 2OP	1		10,347.00	10,347	BATHS	V
	GEN	O	GENERATOR	1		0.00		HEAT	A
								ELECT	A

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$268,600