

Key: 2054

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.980

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PERETTI ROGER A & KAITLYN E 12 GRIDLEY BRYANT RD SCITUATE, MA 02066				20-4-6-B				12 GRIDLEY BRYANT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERETTI ROGER A & KAITLYN				08/10/2020	QS	560,000	53223-275				
KELLY MARK H & KAREN M				09/08/2006	QS	415,000	33329-133				
MASSACHUSETTS RESIDENTIAL				08/18/2006	R	435,000	33215-339				

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	%
03-219	05/06/2003	7	OTHERS		06/23/2021	JD	100	100
96-85	03/01/1996	3	ALTERATIONS				100	100
		3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,782	NS	1.00	100	1.00	100	1.00	R03	0.85		323,260

DETACHED


TOTAL	21,782 SF	ZONING	FRNT	128	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	323,300	311,200
Infl1	FACTOR 100		BUILDING	332,200	299,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	655,500	610,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	6/23/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/23/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	2/2/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

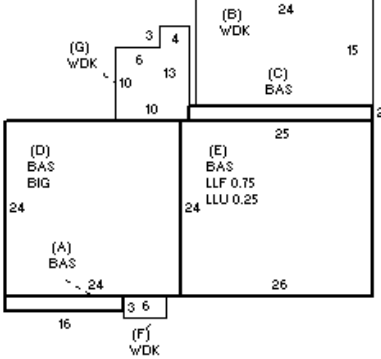
YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	405,143
NET AREA	1,750	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,282	1974	209.52	268,611		
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	490		38.40	18,816		
				ROOF SHAPE	1	GABLE	1.00	D	BIG	N	BUILT-IN GARAGE	576		43.92	25,300		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	156		60.83	9,489		
				FLOOR COVER	1	HARDWOOD	1.00	E	LLF	L	LOWER LEVEL FIN	468	1974	144.52	67,636		
				INT FINISH	1	PLASTER	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GEN	O	GENERATOR	1		0.00			
				FUEL SOURCE	2	GAS	1.00										

PHOTO 06/23/2021



BLDG COMMENTS

MLS



BUILDING

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A

EFF. YR/AGE	2004 / 18	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82

RCNLD	\$332,200
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