

Key: 2062

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.988

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
CACCIUTTOLO MARCO & FENICK MARITZA 684 COUNTRY WAY SCITUATE, MA 02066				20-4-8-0				684 COUNTRY WAY					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				CACCIUTTOLO MARCO & MCDONNELL GARY & MCDONNELL GARY				12/30/2020	QS	790,000	54108-67		
				04/24/2014	F	1 44253-322							
				08/28/2013	H	1 43546-236							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1040	100	TWO FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
95-69	02/16/1995	3	ALTERATIONS				100 100
93-149	04/06/1993	3	ALTERATIONS				100 100
92-654	08/12/1992	2	ADDITIONS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.172	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	2,890

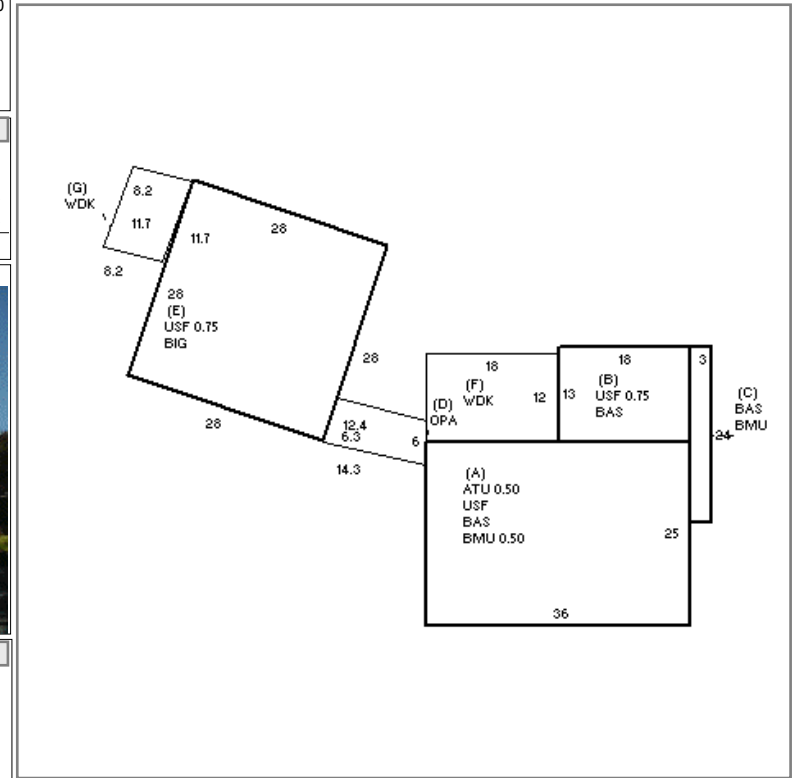
TOTAL	1.090 Acres		ZONING	FRNT	245	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	346,300	333,500
Infl1	FACTOR 100			LAND BUILDING	594,600	528,900		
Infl2	PHY 100			DETACHED	5,700	5,400		
				OTHER	0	0		
				TOTAL	946,600	867,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 60 0.40	GARAGE		340	41.73	5,700



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	7	1.20	CONVENTIONAL [100%]	LIST
QUALITY	+	1.10	AVG +/GOOD - [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	10/4/2020 JD

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,870	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	522		65.44	34,157
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,664	1900	237.64	395,431
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	450		40.70	18,315
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,206	1900	261.32	315,147
				FLOOR COVER	24	COMB	1.00	D	OPA	N	OPEN PORCH	81		56.66	4,589
				INT FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	784		55.03	43,144
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	312		42.24	13,179
				FUEL SOURCE	2	GAS	1.00	F32	O	FPL 3S 2OP	1		13,699.40	13,699	
								ODS	O	OUT DOOR SHOWER	1		1,842.50	1,843	



COND	30	30%
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FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$594,600	