

Key: 2143

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.069

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PIETROSANTE MICHAEL & CHANDRA FORTUNA 621 COUNTRY WAY SCITUATE, MA 02066				20-2-8-0				621 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PIETROSANTE MICHAEL & PIETROSANTE MICHAEL				03/27/2018	F	1	49629-298				
				07/01/2010	QS	625,000	38692-22				
BRYNE ANDREW J				03/05/2004	O	715,000	27680-272				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
11-337	06/08/2011	6	CYCL GROWTH		06/22/2011		100
94-317	07/18/1994	3	ALTERATIONS	6,000	06/27/2012	SJ	100
89-52	02/01/1989	3	ALTERATIONS				100
		3	ALTERATIONS				100
		7	OTHERS				100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.802	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	13,500

TOTAL	1.720 Acres		ZONING	FRNT	218	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		N O T E	. C/W 9...		LAND	356,900	344,300
Inf1	FACTOR 100			BUILDING	609,500	542,200		
Inf2	PHY 100			DETACHED	10,100	9,600		
				OTHER	0	0		
				<b>TOTAL</b>	<b>976,500</b>	<b>896,100</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L	0.80 40 0.60	1S/L		638	26.30	10,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/2/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/25/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1870	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,916	DETAIL ADJ	1.236	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	150		75.78	11,368
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,014	1870	256.18	259,768
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	299	1870	182.01	54,421
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,603	1870	281.71	451,573
				FLOOR COVER	99	N/A	1.00	G	EPA	N	ENCLOSED PORCH	144		108.24	15,587
				INT FINISH	99	N/A	1.00	H	OPA	N	OPEN PORCH	187		61.80	11,557
				HEATING/COOLING	2	HOT WATER	1.02	F31	O		FPL 3S 1OP	1		11,036.40	11,036
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	823,616	
CONDITION ELEM CD		
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE 1985 / 37		
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$609,500	

