

Key: 2151

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.077

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COMEAU CHRISTIAN & ALMAN ASHLEY D 10 STUDLEY ROYAL SCITUATE, MA 02066				20-3-16-0				10 STUDLEY ROYAL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COMEAU CHRISTIAN & DEMELLO JASON A & MAURA E				09/13/2021	QS	547,000		55642-267			
PESTONE WILLIAM				04/28/2017	QS	390,000		48367-123			
				10/20/2016	S	255,000		47626-342			

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	%
96-178	05/01/1996	7	OTHERS		07/21/2021	JD	100	100
92-767	10/09/1992	3	ALTERATIONS				100	100
		3	ALTERATIONS				100	100
		1	NEW CONST				100	100
SS2015		5	SPLIT/SUB/LA				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,317	NS	1.00	1.00	374,000	5.53	1.00	R03	0.85		300,100

TOTAL	6,317 SF		ZONING	FRNT	65	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	300,100	288,900
Inf1	FACTOR 100			LAND	285,100	253,700		
Inf2	PHY 100			DETACHED	6,600	6,300		
				OTHER	0	0		
				<b>TOTAL</b>	<b>591,800</b>	<b>548,900</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40 14X20		280	54.75	6,100
ASH	A	1.00	60 0.40 10X20		200	6.66	500



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2022	JD
MODEL	1		RESIDENTIAL	LIST	3/22/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/25/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,253	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	210		63.15	13,262
\$NLA(RCN)	\$307	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	574	1890	253.83	145,701
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	679	1890	279.13	189,527
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	184		38.40	7,066
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	3		8,238.67	24,716
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	385,264	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	A	
EFF.YR/AGE	1984 / 38	
COND	26 26 %	
FUNC	0	
ECON	0	
DEPR	26 % GD	74
RCNLD	\$285,100	

