

Key: 2383

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.295

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ABRUZZI DONNA 49 ROSA'S LANE SCITUATE, MA 02066				27-1-19-C				49 ROSA'S LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ABRUZZI DONNA				06/22/1999	F	17581-249		1			
ABRUZZI FELIX M & DONNA				06/21/1979	XX	4676-98					
CHURCHILL GEORGE R JR & E				01/01/1970	XX	3560-169					

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	%

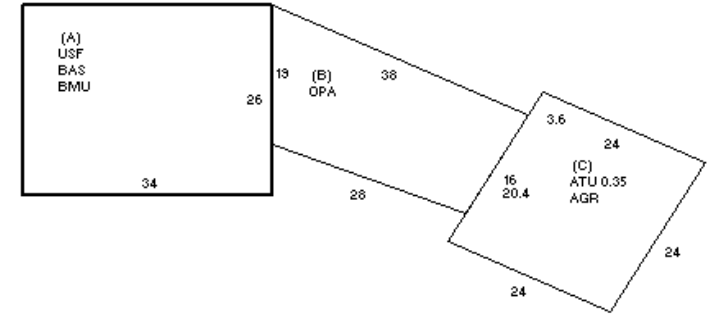
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,098	SC 1.00	100	1.00	396,000	1.86	100	1.00	R04	0.90	340,090

TOTAL	20,098 SF	ZONING	FRNT 45	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	340,100	326,400
Infl1	FACTOR 100		BUILDING	348,500	321,800	
Infl2	PHY 100		DETACHED	0	0	
			OTHER	0	0	
				TOTAL	688,600	648,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/26/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-G TO AVE

G

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	471,004
NET AREA	1,768	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		48.92	43,245	CONDITION ELEM	CD
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	884	1963	210.50	186,083		
CAPACITY				UNITS	ADJ	ROOF SHAPE	3	A	USF	L	UPPER STORY FIN	884	1963	191.43	169,222	EXTERIOR	
STORIES	2	1.00	ROOF COVER	1	1.00	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	551		51.50	28,377	INTERIOR	
ROOMS	7	1.00	FLOOR COVER	99	1.00	N/A	1.00	B	AGR	N	ATT GARAGE	570		42.73	24,358	KITCHEN	
BEDROOMS	4	1.00	INT FINISH	99	1.00	N/A	1.00	C	ATU	N	ATTIC UNF	200		37.00	7,400	BATHS	
BATHROOMS	1	1.00	HEATING/COOLING	2	1.02	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	1.00	N/A	1.00									HEAT	
TOT FIXTURES	5	\$4,080														ELECT	
# UNITS	1	1.00															
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$348,500