

Key: 2385

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.297

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|------------------------------|--|--|--|----------------------------|--|--|--|--------------|----|------------|--------------|--|
| FARELL COREY P & JACQUELYN M | | | | 27-1-19-E | | | | 44 ROSA'S LN | | | | |
| 44 ROSA'S LN | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| SCITUATE, MA 02066 | | | | FARELL COREY P & JACQUELYN | | | | 08/01/2019 | QS | 572,500 | 51455-37 | |
| | | | | DRISCOLL DANIEL C | | | | 12/17/2014 | QS | 390,000 | 45060-91 | |
| | | | | O'BRIEN JOHN K | | | | 10/10/2012 | F | 10 | 42069-132 | |

| 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 | % |
| 21-238 | 03/16/2021 | 3 | ALTERATIONS | 30,000 | 07/13/2021 | JD | 100 | 50 |
| 21-238 | 03/16/2021 | 3 | ALTERATIONS | 30,000 | 06/22/2022 | JD | 100 | 100 |
| 20-331 | 06/15/2020 | 3 | ALTERATIONS | 10,500 | 11/16/2020 | JD | 100 | 100 |
| 17-60 | 02/08/2017 | 3 | ALTERATIONS | 11,374 | 07/07/2017 | SJ | 100 | 100 |

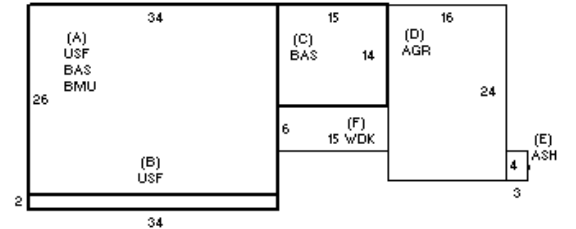
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 20,221 | SC 1.00 | 100 | 1.00 | 396,000 | 1.85 | 100 | 1.00 | R04 | 0.90 | 340,250 |

| TOTAL | 20,221 SF | ZONING | FRNT | 151 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|----------|---------|----------------|----------------|----------|
| Ngh | SCITUATE | NOTE | | | LAND | 340,300 | 326,500 |
| Infl1 | FACTOR 100 | | BUILDING | 351,200 | 325,800 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | | 691,500 | 652,300 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 11/16/2020 | JD |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/16/2020 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 6/22/2022 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| mls |

G

| YEAR BLT | 1963 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 481,107 | | | | | | | | | | | | | |
|---|-----------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|---|-------|----|---------|
| NET AREA | 2,046 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 884 | | 48.92 | 43,245 | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$235 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | USF | L | UPPER STORY FIN | 952 | 1963 | 186.15 | 177,213 | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,094 | 1963 | 204.70 | 223,937 | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | AGR | N | ATT GARAGE | 384 | | 47.45 | 18,221 | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | E | ASH | N | ATT SHED | 12 | | 22.33 | 268 | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | F | WDK | N | WOOD DECK | 90 | | 38.40 | 3,456 | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>V</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | A | INTERIOR | G | KITCHEN | V | BATHS | G | HEAT | A | ELECT | A | |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | V | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1980 / 42</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>27</td> <td>27 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>27</td> <td>% GD 73</td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | EFF.YR/AGE | 1980 / 42 | | COND | 27 | 27 % | FUNC | 0 | | ECON | 0 | | DEPR | 27 | % GD 73 |
| EFF.YR/AGE | 1980 / 42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 27 | 27 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 27 | % GD 73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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