

Key: 2443

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.355

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
FERNANDES CASIMIRO F & MARY L				27-5-8-0				11 PLEASANT ST				
11 PLEASANT STREET SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				FERNANDES CASIMIRO F				01/01/1976	QS		4053-300	

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	%
		7	OTHERS		01/19/2023	JD	100	100

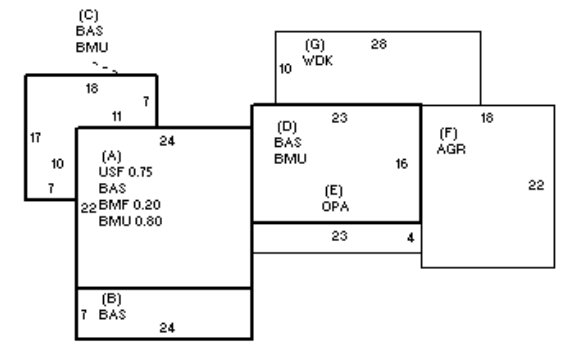
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,000	NS 1.00	100	1.00	336,600	2.06	90	0.90	R02	0.85	286,690

TOTAL	18,000 SF	ZONING	NO. SCITUATE	FRNT	176	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE ...INFL 3 = SHAPE	LAND	286,700	276,000			
Infl1	FACTOR 100		BUILDING	329,900	172,300			
Infl2	PHY 100		DETACHED	1,900	200			
			OTHER	0	0			
		TOTAL		618,500	448,500			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 24X11		264	11.69	1,900



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/19/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/19/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,656	DETAIL ADJ	1.224
\$NLA(RCN)	\$311	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,875
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	986		46.02	45,371
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	106		64.59	6,847
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	396	1925	233.00	92,267
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,260	1925	256.21	322,828
FLOOR COVER	24	COMB	1.00	E	OPA	N	OPEN PORCH	92		51.50	4,738
INT FINISH	1	PLASTER	1.00	F	AGR	N	ATT GARAGE	396		47.01	18,616
HEATING/COOLING	2	HOT WATER	1.02	G	WDK	N	WOOD DECK	280		38.40	10,752
FUEL SOURCE	2	GAS	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239
				GEN	O	O	GENERATOR	1		0.00	

TOTAL RCN	515,533
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$329,900