

Key: 2445

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.357

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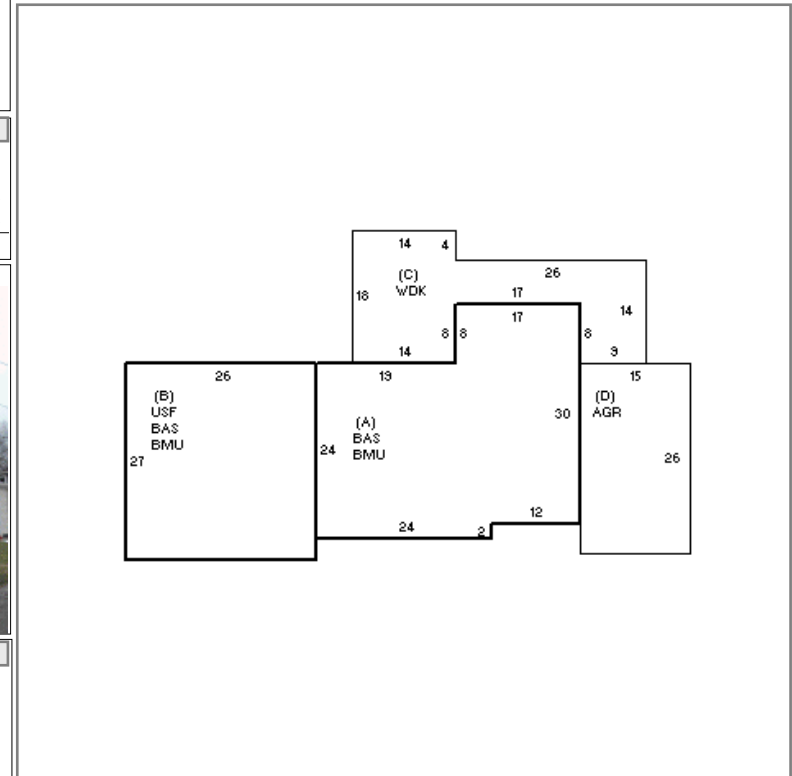
CURRENT OWNER				PARCEL ID				LOCATION				
RODRIGUES FIDELIO L 19 PLEASANT STREET SCITUATE, MA 02066				27-5-10-0				19 PLEASANT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
RODRIGUES FIDELIO L				05/13/1993	QS	11852-69						
RODRIGUES FIDELIO L				01/01/1979	XX	4398-225						
RODRIGUES FIDELIO L				01/01/1960	XX	2724-491						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,000	NS 1.00	100	1.00	336,600	3.95	90	0.90	R02	0.85	274,770

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	%
09-216	05/26/2009	3	OTHERS	15,000	01/19/2023	JD	100	100
09-216	05/26/2009	3	ALTERATIONS	15,000	06/29/2009	SJ	100	100
92-867	12/17/1992	3	ALTERATIONS		07/15/2010	SJ	100	100

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TOTAL	9,000 SF	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E  ... INFL 3 = SHAPE			LAND	274,800	264,500
Infl1	FACTOR 100		BUILDING	387,600	189,600		
Infl2	PHY 100		DETACHED	1,000	0		
			OTHER	0	0		
					TOTAL	663,400	454,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 13X9		117	14.03	1,000



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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%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	668,355		
NET AREA	2,380	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,678		41.72	70,008				
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,678	1900	239.44	401,783				
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	702	1900	217.75	152,858				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	480		38.40	18,432				
				FLOOR COVER	24	COMB	1.00	D	AGR	N	ATT GARAGE	390		47.23	18,420				
				INT FINISH	1	PLASTER	1.00		GEN	O	GENERATOR	1		0.00					
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	2	GAS	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	F
																		INTERIOR	F
																		KITCHEN	A
																		BATHS	F
																		HEAT	A
																		ELECT	A
																		EFF.YR/AGE	1965 / 57
																		COND	42 42 %
																		FUNC	0
																		ECON	0
																		DEPR	42 % GD 58
																		RCNLD	\$387,600