

Key: 2449

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.361

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CHAHINE JOSEPH E & RITA TRS PO BOX 612 PEMBROKE, MA 02359				27-5-14-0				24 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAHINE JOSEPH E & RITA T				04/30/2012	E	39,500	41298-310				
TOWN OF SCITUATE				04/30/2012	E		41298-271				
TOWN OF SCITUATE				04/12/2011	L		39837-186				

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		08/08/2011	SJ	100	100
		7	OTHERS				100	100

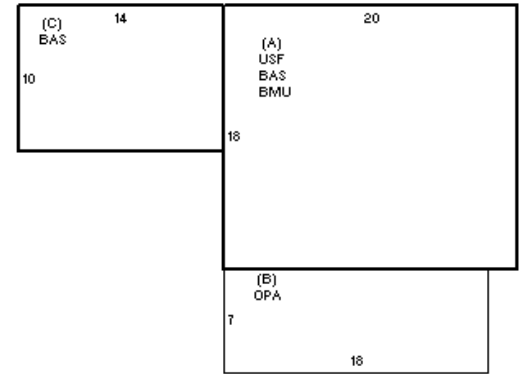
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	317,900	1.00	85	0.85	R02	0.85	291,920
300	A	0.082	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	1,380

TOTAL	43,560 SF	ZONING	FRNT	198	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE .INFL3=SHAPE			LAND	293,300	282,400
Infl1	FACTOR 100		BUILDING	36,000	72,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	329,300	355,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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	3/2/2021	JD
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

INDING

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	224,763			
NET AREA	860	DETAIL ADJ	1.200	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	360		50.52	18,187	CONDITION ELEM	CD			
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	360	1935	218.81	78,773	EXTERIOR	P			
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	126		41.20	5,191	INTERIOR	P			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	500	1935	240.62	120,308	KITCHEN	P			
				FLOOR COVER	24	COMB	1.00									BATHS	P			
				INT FINISH	1	PLASTER	1.00									HEAT	O			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	O			
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	1952 / 70	
																		COND	64 64 %	
																		FUNC	20 structural	
																		ECON	0	
																		DEPR	84 % GD 16	
																		RCNLD	\$36,000	