

Key: 2450

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.362

LEGAL

LAND

DETACHED

BUILDING

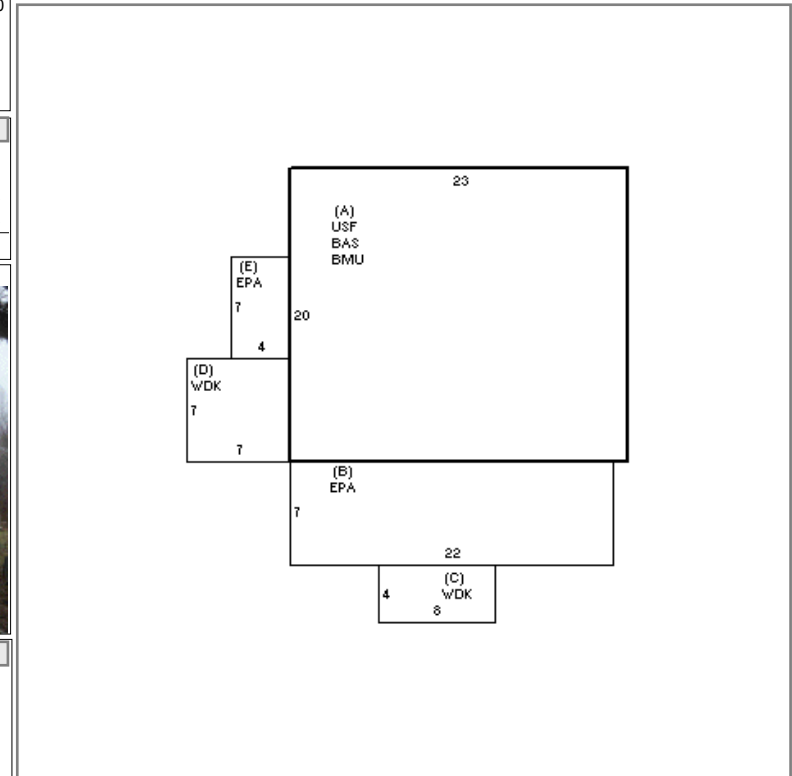
CURRENT OWNER				PARCEL ID				LOCATION			
FERNANDES CASIMIRO F S/O G&G DEVELOPMENT, LLC 18 POLK ROAD HINGHAM, MA 02043				27-5-15-0				20 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
G&G DEVELOPMENT, LLC				09/29/2023	QS	369,391	58323-169				
FERNANDES CASIMIRO F				01/01/1973	QS		3792-326				
FERNANDES CASIMIRO F				01/01/1970	XX		3508-171				

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 %

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	0.242	NS 1.00	100	1.00	16,830	1.00	100 1.00	R02	0.85		4,070

TOTAL	1.160 Acres	ZONING		FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E	... INFL 3 = SHAPE			LAND	296,000	285,100
Infl1	FACTOR 100		BUILDING	100,400	83,600			
Infl2	PHY 100		DETACHED	1,200	4,700			
			OTHER	0	0			
			TOTAL	397,600	373,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 90 0.10	20X14		280	43.80	1,200



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	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	278,797				
NET AREA	920	DETAIL ADJ	1.200	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	460		56.68	26,075	CONDITION ELEM	CD				
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	460	1920	264.77	121,796	EXTERIOR	P				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	460	1920	240.78	110,760	INTERIOR	P				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	182		81.18	14,774	KITCHEN	P				
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	81		34.56	2,799	BATHS	P				
				INT FINISH	1	PLASTER	1.00									HEAT	O				
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	O				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	1952 / 70		
																		COND	64 64 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	64	% GD	36
																		RCNLD	\$100,400		