

Key: 2462

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.374

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
VITELLO SHAUN R & MAURA C 31 BITTERSWEET DR SCITUATE, MA 02066				27-6-19-0				31 BITTERSWEET DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VITELLO SHAUN R & MAURA C				09/22/2017	QS	585,500	48960-121				
PFROMMER KENNETH M				02/15/2017	F	100	48114-277				
PFROMMER LORI D TR				01/16/2014	F	100	44009-215				

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	%
21-388	04/13/2021	1	NEW CONST	27,015	07/13/2021	JD	100	100
12-484	08/15/2012	6	CYCL GROWTH	29,800	04/05/2018	JD	100	100
		3	ALTERATIONS		07/01/2013	SJ	100	100

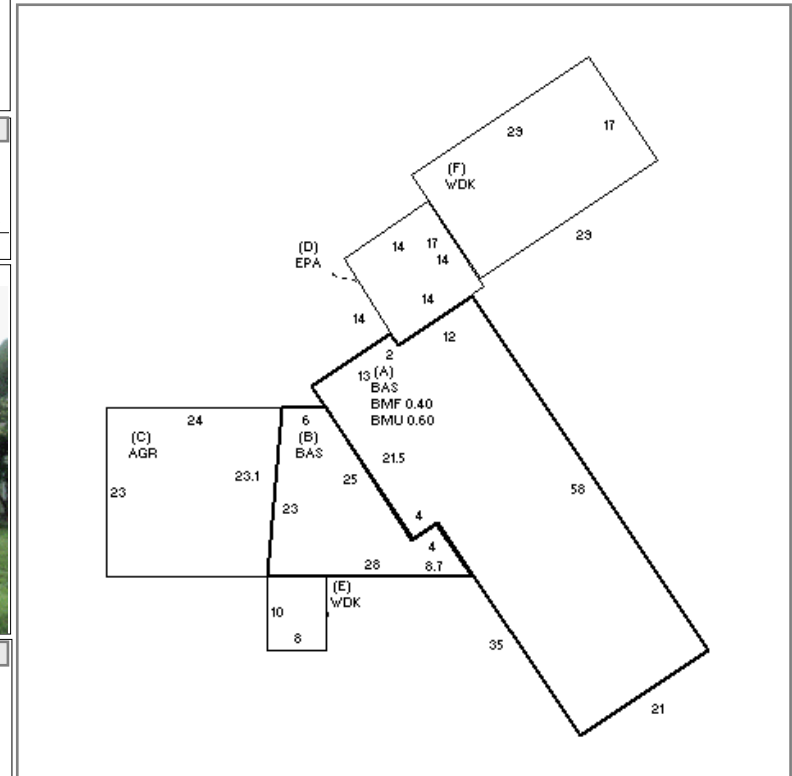
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,000	NS	1.00	100	1.00	100	1.00	R03	0.85		334,890

TOTAL	32,000 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	334,900	322,400
Inf1	FACTOR 100		BUILDING	378,900	337,100		
Inf2	PHY 100		DETACHED	27,500	26,200		
			OTHER	0	0		
					TOTAL	741,300	685,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	70 0.30 10 X 17 SHED	1984	170	12.72	600
IPV	A	1.00	10 0.90 40 X 20	1983	800	31.44	22,600
SHF	G	1.20	10 0.90 16 X 22	2022	352	13.47	4,300



BLDG COMMENTS
5 ft wide patio & corr pool size FY19



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BUILDING	CD	ADJ	DESC	MEASURE	4/5/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/5/2018	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	6/23/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	512,048		
NET AREA	1,696	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	802		48.16	38,627	CONDITION ELEM	CD		
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	534		67.61	36,104	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,696	1958	202.52	343,477	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	528		47.88	25,280	KITCHEN	G		
				FLOOR COVER	99	N/A	1.00	D	EPA	N	ENCLOSED PORCH	195		99.22	19,348	BATHS	G		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	573		42.24	24,203	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04		PTA	N	PATIO	610		16.39	9,998	ELECT	U		
				FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009				
																		EFF.YR/AGE	1984 / 38
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$378,900