Key: 2611

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,518

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARLO JOAN E TR 1 CHESTERTON PK SCITUATE, MA 02066	7-5-40-0	1 CHESTERTON PK

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARLO JOAN E TR	03/04/2016	F	1	(123127)
CARLO EMIL M & JOAN	11/01/1995	O	310,000	(88786)
DUCEY FRANCES C	01/22/1991	XX		(C00081087)

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	%
13-759	11/12/2013	3	ALTERATIONS	6,000	06/12/2014	MR	100	100
13-006	05/21/2013	3	ALTERATIONS	1,000	06/13/2013	SJ	100	100
89-316	06/01/1989	3	ALTERATIONS				100	100
86-417	07/01/1986	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,000	MB 1.00	100 1.00	100 1.00	748,000	1.25	100 1.00	R09 1.70			667,590

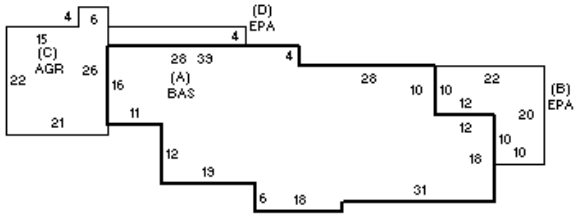
TOTAL	31,015 SF	ZONING		FRNT	148
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	667,600	606,900
BUILDING	242,900	225,100
DETACHED	0	0
OTHER	0	0
TOTAL	**910,500**	**832,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/12/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/13/2013	SJ
LIST	6/13/2013	EST
REVIEW	6/27/2014	TD

YEAR BLT	1932	SIZE ADJ	1.000
NET AREA	2,032	DETAIL ADJ	0.850
$NLA(RCN)	$249	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,032	1932	204.91	416,377
+	EPA	N	ENCLOSED PORCH	432		108.24	46,759
C	AGR	N	ATT GARAGE	486		53.29	25,900
	F11	O	FPL 1S 1OP	1		8,737.20	8,737
	MST	O	MAS/METAL STACK	1		3,448.80	3,449

TOTAL RCN	506,118

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 64		
COND	52	52 %	
FUNC	0		
ECON	0		
DEPR	52	% GD	48
RCNLD			$242,900