

Key: 2613

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.520

LEG
AL
LAND

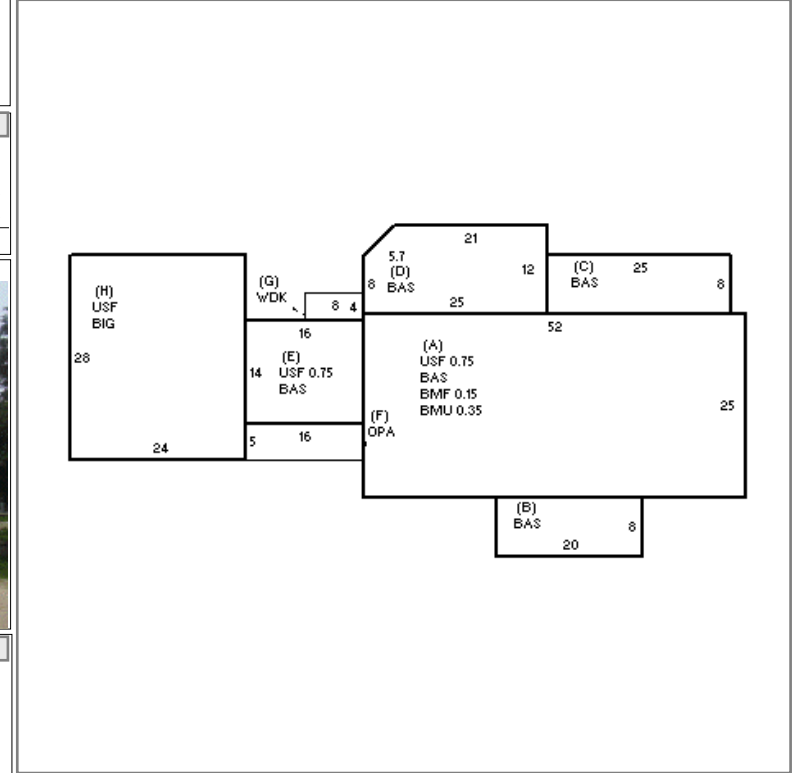
CURRENT OWNER				PARCEL ID				LOCATION				
CANGEMI JOHN R & LILA 6 WALKERS RIDGE DRIVE PONTE VEDRA BEACH, FL 32082				7-5-41-0				3 CHESTERTON PK				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CANGEMI JOHN R & LILA				12/03/2014	QS	862,500	(121319)					
SMITH LISA A & TIMOTHY H				10/15/1999	QS	382,500	(96367)					
CANGEMI VITO F & AGNES				01/01/1974	XX		(C00051262)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,800	MB 1.00	100	1.00	748,000	1.34	100	1.00	R09	1.70	662,740

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	%
22-0955	09/13/2022	2	ADDITIONS	368,000	05/16/2023	NC	70	70
15-43	01/22/2015	3	ALTERATIONS	6,000	06/23/2015	SJ	100	100
		6	CYCL GROWTH		08/04/2009	PL	100	100
		3	ALTERATIONS				100	100
02-496	08/29/2002	3	ALTERATIONS				100	100
00-275	06/20/2000	2	ADDITIONS				100	100

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TOTAL	28,800 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	662,700	602,500
Inf1	FACTOR 100		BUILDING	810,400	504,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,473,100	1,107,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	8/4/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/16/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/27/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1928	SIZE ADJ	1.000
NET AREA	3,991	DETAIL ADJ	1.144
\$NLA(RCN)	\$248	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		10	1.00
BEDROOMS		5	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		12	\$12,080
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	455		59.83	27,224
A	BMF	N	BSMT FINISH-SEP	195		83.99	16,379
A	USF	L	UPPER STORY FIN	975	1928	209.39	204,158
+	BAS	L	BASE AREA	1,952	1928	230.26	449,458
E	BAS	L	BASE AREA	224	2022	230.25	51,577
+	USF	L	UPPER STORY FIN	840	2022	209.39	175,890
F	OPA	N	OPEN PORCH	80		56.65	4,532
G	WDK	N	WOOD DECK	32		42.25	1,352
H	BIG	N	BUILT-IN GARAGE	672		51.94	34,906
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHOWER	1		1,688.50	1,689

TOTAL RCN	988,307
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	10 UC
ECON	0
DEPR	18 % GD 82
RCNLD	\$810,400