

Key: 2640

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.543

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAZZONE JOHN P & KIMBERLEE S 88 INDIAN TRL SCITUATE, MA 02066				7-3-3-0				88 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAZZONE JOHN P & KIMBERLEE				06/30/2015	QS	855,000	45742-34				
WOLFE CATHERINE & JAMES				08/10/2012	QS	510,000	41783-204				
EATON JOHN & LILLIAN TRUS				01/19/1996	QS	-100	14089-172				

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	%
13-0835	12/12/2013	2	ADDITIONS	20,000	06/10/2014	MR	100	100
12-475	08/13/2012	3	ALTERATIONS	18,000	06/13/2013	SJ	100	100

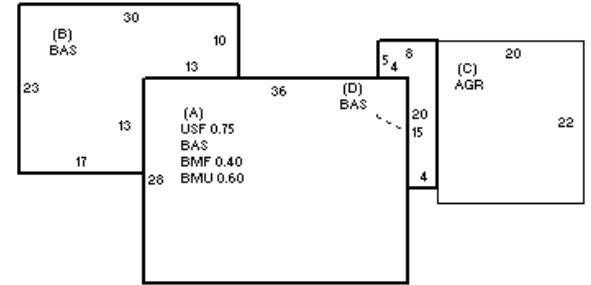
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,714	NS 1.00	100	1.00	528,000	1.73	100	1.00	R05	1.20	456,260

TOTAL	21,714 SF	ZONING	FRNT	196	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	456,300	414,800
Infl1	FACTOR 100				BUILDING	658,800	592,800
Infl2	PHY 100				DETACHED	1,100	1,000
					OTHER	0	0
					TOTAL	1,116,200	1,008,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
S/V	A	1.00	SV 1.00 PATIO	2002	1,000	1.10	1,100	06/10/2014



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2013	SJ
MODEL	1		RESIDENTIAL	LIST	6/13/2013	SJ
STYLE	4	1.10	CAPE [100%]	REVIEW	6/26/2014	TD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	732,011															
NET AREA	2,385	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	605		56.43	34,141	CONDITION ELEM	CD															
\$NLA(RCN)	\$307	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	403		79.22	31,925	EXTERIOR																
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1957	244.22	184,628	INTERIOR																
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,529	1957	268.55	410,614	KITCHEN																
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	440		54.72	24,077	BATHS																
				INT FINISH	99	N/A	1.00	D	BAS	L	BASE AREA	100	2013	268.55	26,855	HEAT																
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	O	FPL 2S 1OP	1		9,886.80	9,887	ELECT																
				FUEL SOURCE	1	OIL	1.00																									
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2012 / 10</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>10</td> <td>10 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>10</td> <td>% GD 90</td> </tr> </tbody> </table>														EFF.YR/AGE	2012 / 10		COND	10	10 %	FUNC	0		ECON	0		DEPR	10	% GD 90
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