

Key: 2641

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.544

LEGAL

LAND

DETACHED

BUILDING

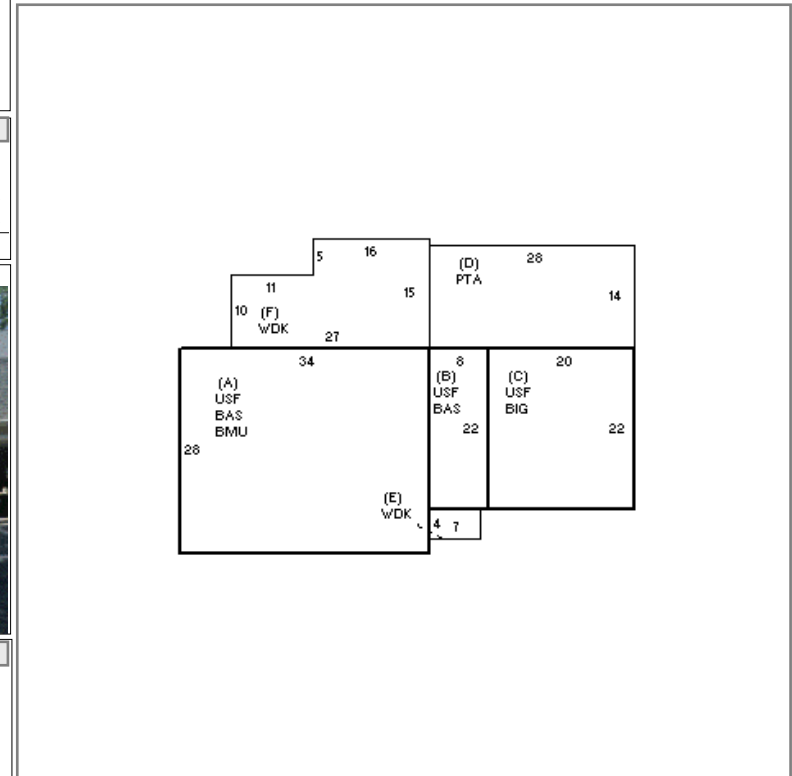
CURRENT OWNER				PARCEL ID				LOCATION			
MARINUCCI EDWARD J III & MICHELLE A 78 INDIAN TRL SCITUATE, MA 02066				7-3-4-0				78 INDIAN TRL			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MARINUCCI EDWARD J III & SYNNESTVEDT JARED A				08/15/2007	QS	717,500	34954-175
DRISCOLL KEVIN F				06/17/2002	QS	621,500	22267-185				
				05/27/1988	QS	280,000	8478-189				

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 %
21-197	03/04/2021	3	ALTERATIONS	84,000	06/07/2021	JD	100 100
97-286	05/30/1992	7	OTHERS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,103	NS 1.00	100	1.00	528,000	1.22	100	1.00	R05	1.20	472,960

TOTAL	32,103 SF	ZONING		FRNT	348	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	473,000	430,000
Inf1	FACTOR 100		BUILDING	596,000	560,100			
Inf2	PHY 100		DETACHED	400	400			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,069,400</b>	<b>990,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8X6	1997	48	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	6/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/7/2021	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Extra Sink - Kit

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	744,947				
NET AREA	2,696	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	952		57.39	54,636	CONDITION ELEM	CD				
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,568	1966	217.95	341,744	EXTERIOR	G				
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,128	1966	239.66	270,342	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	440		56.91	25,039	KITCHEN	V				
				FLOOR COVER	24	COMB	1.00	D	PTA	N	PATIO	392		17.88	7,009	BATHS	G				
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	378		46.08	17,418	HEAT	A				
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	O	FPL 2S 1OP	2		9,886.20	19,772	ELECT	U				
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	2002 / 20		
																		COND	18 18%		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$596,000		