

Key: 2670

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.571

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CAVANARO JEFFREY J 18 INDIAN TRL SCITUATE, MA 02066				7-5-17-0				18 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAVANARO JEFFREY J				08/29/2018	O	425,000	50226-56				
D'ALESSANDRO WILLIAM T TR				03/23/2016	F	1 46716-224					
DALESSANDRO WILLIAM T				09/24/2014	F	100 44769-299					

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	%
18-605	09/06/2018	3	ALTERATIONS	10,000	06/27/2019	JD	100	100
06-543	09/11/2006	3	ALTERATIONS	4,200	05/14/2007	SJ	100	100
86-379	07/01/1986	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	528,000	1.00	100	1.00	R05	1.20	484,850
300	A	0.342	NS 1.00	100	1.00	23,760	1.00	100	1.00	R05	1.20	8,130

TOTAL	1.260 Acres	ZONING	FRNT	188	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	493,000	448,600
Inf1	FACTOR 100		BUILDING	207,900	184,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	700,900	633,500

DETACHED

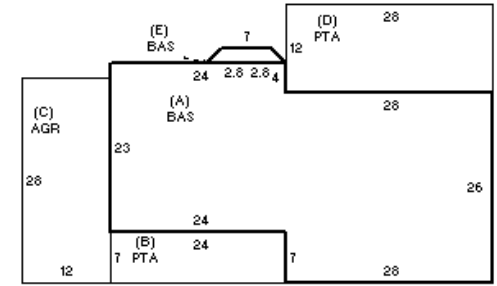
BUILDING	CD	ADJ	DESC	MEASURE	6/27/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/27/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	297,070
NET AREA	1,298	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,298	1955	200.57	260,340		
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	PTA	N	PATIO	504		16.39	8,261		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	336		54.43	18,288		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009		
				FLOOR COVER	24	COMB	1.00										
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	3	RADIANT	1.02										
				FUEL SOURCE	3	ELECTRIC	1.00										



BLDG COMMENTS



CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$207,900