

Key: 273

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 261

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
CAPODANNO JILL ANN & QUEVILLON ROBERT S 75 SUMMER ST SCITUATE, MA 02066				17-2-6-0				75 SUMMER ST					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				CAPODANNO JILL ANN & CAPODANNO JILL ANN CAPODANNO BRIAN C & JILL				12/20/2021 02/12/2016 10/01/1993	F F QS	100 100 165,000	56195-342 46584-20 12259-150		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430	
300	A	0.049	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	820	

LAND

TOTAL	42,117 SF	ZONING	FRNT	137	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	344,300	313,000
Inf1	FACTOR 100		BUILDING	457,900	413,200		
Inf2	PHY 100		DETACHED	7,800	7,500		
			OTHER	0	0		
			TOTAL	810,000	733,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L	0.80	50 0.50	1S/L 1.5S	572	26.30	7,500
S/V	A	1.00	SV 1.00	SHED	300	1.10	300

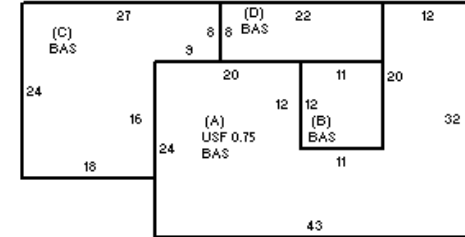


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/16/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

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 %
05-757	11/01/2005	2	ADDITIONS	31,000	06/13/2006	SJ	100 100
02-328	06/25/2002	2	ADDITIONS				100 100
99-110	11/04/1999	2	ADDITIONS				100 100
89-467	08/01/1989	3	ALTERATIONS				100 100
		2	ADDITIONS				100 100



G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	663,590		
NET AREA	2,555	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,632	1900	260.55	425,214	CONDITION ELEM	CD		
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	747	1900	236.94	176,994	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	D	BAS	L	BASE AREA	176	2006	260.55	45,857	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	KITCHEN			
				FLOOR COVER	99	N/A	1.00									BATHS			
				INT FINISH	99	N/A	1.00									HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1972 / 50
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$457,900