

Key: 2761

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.664

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CASSIS JOSEPHINE A & MAYER JACLYNE E TR 1051 ADAMS STREET DORCHESTER, MA 02124				15-1-23-0				47 SURFSIDE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CASSIS JOSEPHINE A & WILSON JEFFREY D, ROSS K				09/08/2022	QS	1,700,000	57215-1				
				09/01/2022	F	100	57193-282				
RVW REAL ESTATE LLC				03/08/2019	F	100	50881-215				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-082	02/22/2013	3	ALTERATIONS	41,000	06/18/2013	SJ	100	100
		6	CYCL GROWTH		03/21/2005		100	100
93-79	02/17/1993	3	ALTERATIONS				100	100
91-617	11/13/1991	3	ALTERATIONS				100	100
90-211	05/01/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	MB 1.00	100	1.00	1,100,000	5.02	100	1.00	WF2	2.50	886,860

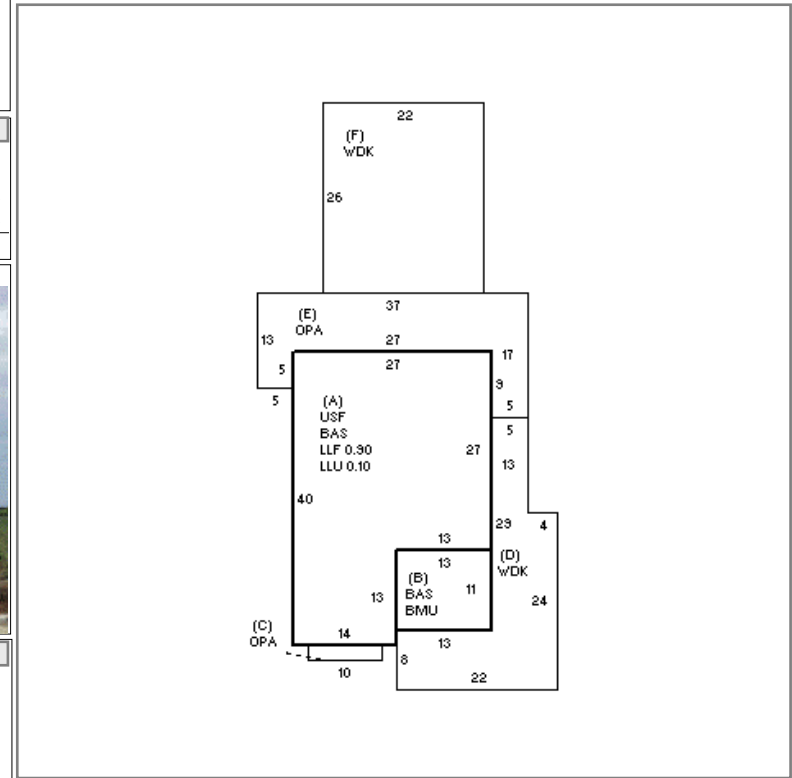
TOTAL	7,000 SF	ZONING	FRNT	73	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	886,900	806,200
Inf1	FACTOR 100		LAND	646,800	575,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,533,700</b>	<b>1,382,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/18/2013	SJ
MODEL	1		RESIDENTIAL	LIST	6/18/2013	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/29/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	808,542
NET AREA	2,785	DETAIL ADJ	1.236	FOUNDATION	5	BRICK/STONE	1.00	A	LLU	N	LOWER LEVEL UNF	91		81.88	7,451		
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	820	1910	194.52	159,509		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,054	1910	282.02	297,247		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	911	1910	256.47	233,640		
				FLOOR COVER	99	N/A	1.00	B	BMU	N	BSMT UNFINISHED	143		75.78	10,836		
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	386		61.80	23,855		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	957		46.08	44,099		
				FUEL SOURCE	2	GAS	1.00		F31	O	FPL 3S 1OP	1		11,036.40	11,036		
									KIT	O	XTRA KITCHEN	1		7,816.80	7,817		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT	U
																ELECT	U
																EFF.YR/AGE	2002 / 20
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$646,800