

Key: 2793

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.696

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RICCIO CHRISTOPHER & TRAN KHANH				15-1-42-0				85 SURFSIDE RD			
85 SURFSIDE RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				RICCIO CHRISTOPHER & MORALES JUAN C & JENNIFER				03/25/2022	O	1,210,000	56607-54
								10/21/2009	H	665,000	37832-300
				CARNEY DANIEL				07/01/1982	QS	165,000	5170-330


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	%
23-188	03/06/2023	3	ALTERATIONS	258,500	05/17/2023	JD	100	100
		7	OTHERS		10/17/2021	JD	100	100
13-209	04/16/2013	3	ALTERATIONS	30,500	06/19/2013	SJ	100	100
10-248	06/14/2010	3	ALTERATIONS	4,000	06/30/2010	SJ	100	100
10-248	06/14/2010	3	ALTERATIONS	4,000	06/20/2011	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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

DETACHED

TOTAL	7,000 SF	ZONING	FRNT	72	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	886,900	806,200
Infl1	FACTOR 100		BUILDING	607,700	506,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,494,600	1,313,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/08/2022
									

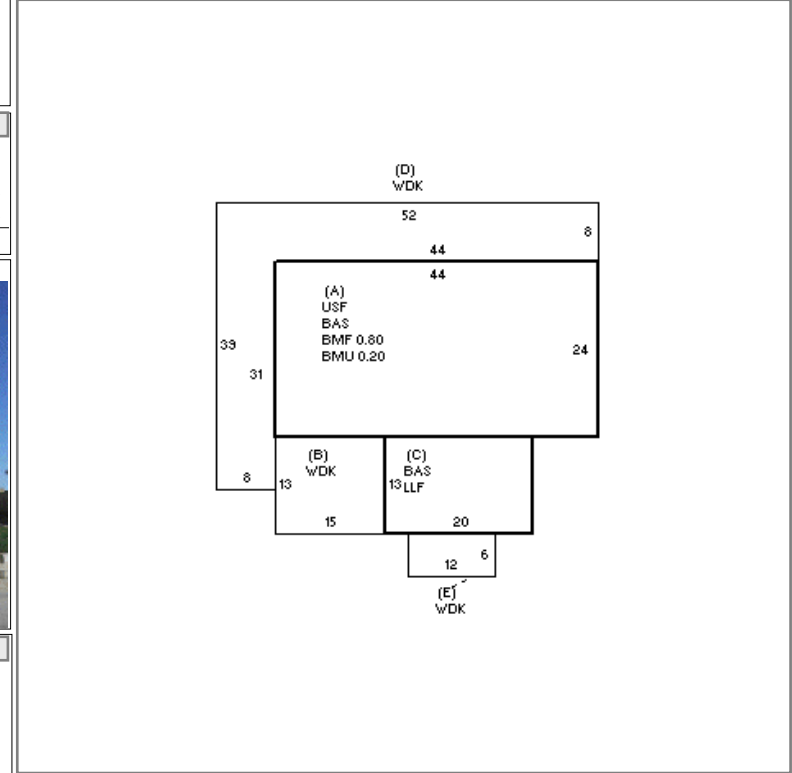
BUILDING	CD	ADJ	DESC	MEASURE	11/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/8/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	5/17/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	779,054
NET AREA	2,632	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	211		51.08	10,778	CONDITION ELEM	CD
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	845		71.71	60,591	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,316	1927	259.41	341,387	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,056	1927	235.91	249,119	KITCHEN	G
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	931		42.24	39,325	BATHS	G
				INT FINISH	1	PLASTER	1.00	C	LLF	L	LOWER LEVEL FIN	260	1927	178.93	46,522	BATHS	G
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			9,062.90	9,063	HEAT	U
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1			6,111.60	6,112	ELECT	U

MEASURE	11/8/2022	JD	BLDG COMMENTS
MLS			

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$607,700



BUILDING