

Key: 2899

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.803

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PETROCELLI PAUL A TR 136 INDIAN TRL SCITUATE, MA 02066				4-2-2-0				136 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PETROCELLI PAUL A TR				05/02/2016	F	1 46873-269					
PETROCELLI PAUL A				09/17/2012	H	270,000 41953-78					
HUBBELL RICHARD B & ANN				01/01/1962	QS	2855-401					

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	%
12-481	08/14/2012	1	NEW CONST	300,000	05/13/2013	SJ	100	20
12-481	08/14/2012	1	NEW CONST	300,000	06/11/2014	MR	100	90
12-481	08/14/2012	1	NEW CONST	300,000	06/22/2015	SJ	100	100
		7	OTHERS				100	100

LAND

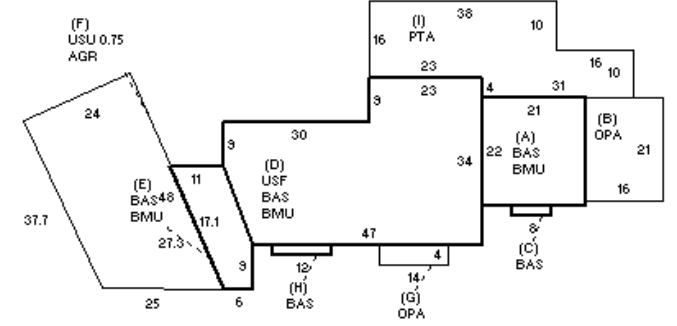
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,829	NS 1.00	100	1.00	660,000	1.30	100	1.00	WV2	1.50	586,770

TOTAL	29,829 SF	ZONING	FRNT	166	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	586,800	533,400
Inf1	FACTOR 100		BUILDING	1,455,200	1,215,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			2,042,000	1,748,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/03/2011



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/11/2014	MR
MODEL	1		RESIDENTIAL	LIST	6/11/2014	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	7/15/2014	TD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,616,926
NET AREA	3,710	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,186		55.76	121,885		
\$NLA(RCN)	\$436	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	392		72.10	28,263		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,226	2012	352.38	784,389		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	USF	L	UPPER STORY FIN	1,484	2012	320.45	475,545		
				FLOOR COVER	1	HARDWOOD	1.00	F	AGR	N	ATT GARAGE	997		54.02	53,861		
				INT FINISH	2	DRYWALL	1.00	F	USU	N	UPPER STORY UNF	748		141.25	105,657		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	I	PTA	N	PATIO	828		20.86	17,272		
				FUEL SOURCE	2	GAS	1.00		F12	O	FPL 1S 2OP	1		14,485.80	14,486		

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

EFF. YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$1,455,200
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