

Key: 3051

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.960

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEPASCALE SABINO F TR 199 SAVIN HILL DORCHESTER, MA 02125				5-3-18-0				75 GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DEPASCALE SABINO F TR				05/19/2017	F	1 48442-193					
DEPASCALE SABINO P				06/12/1980	QS	4838-208					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1050	100	THREE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		10/31/2022	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,700 MB	1.00	100	1.00	100	1.00	660,000	12.51	100	1.00	511,680

TOTAL	2,701 SF	ZONING	IN M8....	FRNT	21	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND		511,700	403,100	
Inf1	FACTOR 100		BUILDING		219,000	148,300		
Inf2	PHY 100		DETACHED		0	0		
			OTHER		0	0		
				TOTAL		730,700	551,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/31/2022	JD
MODEL	1		RESIDENTIAL	LIST	10/31/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,200	DETAIL ADJ	1.236	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,200	1920	244.92	293,899
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,000	1920	222.73	222,725
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	400		38.40	15,360
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	72		90.19	6,494
				FLOOR COVER	24	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

(B)	20	10	WDK
(A)	20	50	USF
(D)	18	4	EPA
(C)	10	10	WDK
			BAS
			20

CAPACITY			UNITS	ADJ
STORIES	2	1.00		
ROOMS	10	1.00		
BEDROOMS	0	1.00		
BATHROOMS	3	1.00		
# 1/2 BATHS	0	1.00		
TOT FIXTURES	9	\$8,899		
# UNITS	3	1.03		

TOTAL RCN	547,377	
CONDITION ELEM	CD	
EXTERIOR	P	
INTERIOR	P	
KITCHEN	P	
BATHS	P	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1954 / 68	
COND	60 60 %	
FUNC	0	
ECON	0	
DEPR	60 % GD	40
RCNLD	\$219,000	