

Key: 3141

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.049

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CURRENT OWNER				PARCEL ID				LOCATION				
SIGNORELLI WILLIAM S JR TR & SHELLEY TR 25 COLLIER AV SCITUATE, MA 02066				8-5-19-F				25 COLLIER AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SIGNORELLI WILLIAM S JR T				10/31/2014	F	100	44897-132					
SIGNORELLI WILLIAM TR & KARO DOUGLAS M & KARA E				06/18/2012	QS	1,887,500	41526-103					
				06/10/2009	O	700,000	37332-65					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,705	MB	1.00	100	1,936,000	4.08	100	1.00	WV9	4.40	1,577,660

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	%
10-402	02/19/2010	3	ALTERATIONS	350,000	05/13/2010	SJ	100	100
10-402	02/19/2010	3	ALTERATIONS	350,000	05/25/2011	SJ	100	100
10-402	02/19/2010	3	ALTERATIONS	350,000	05/26/2011	SJ	100	100
		7	OTHERS				100	100

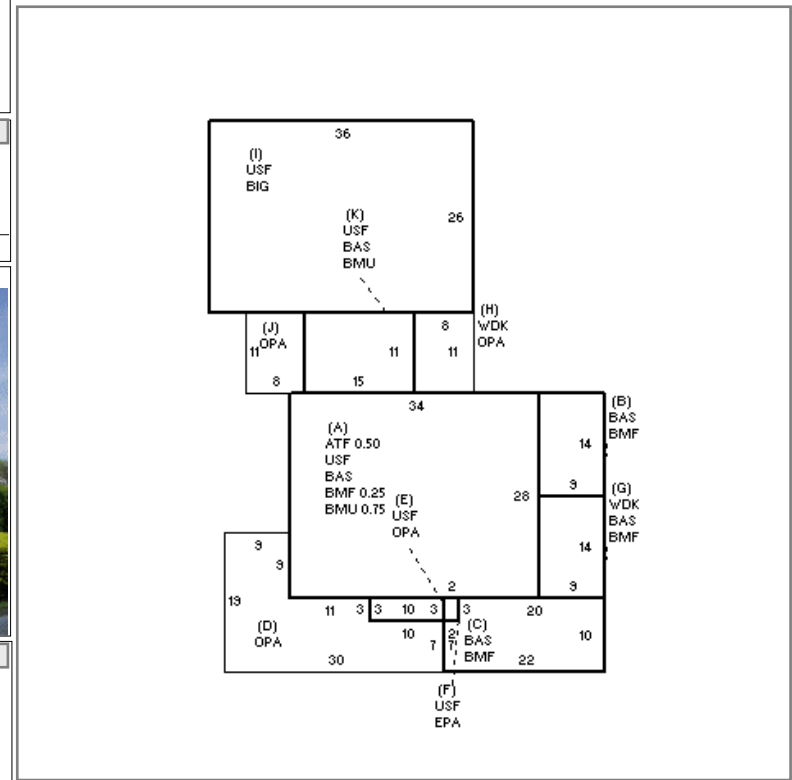
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TOTAL	8,712 SF	ZONING	FRNT	74	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	1,577,700	1,434,200
Inf1	FACTOR 100		BUILDING	1,559,600	1,326,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	3,137,300	2,760,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
extra shower



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BUILDING	CD	ADJ	DESC	MEASURE	5/25/2011	SJ
MODEL	1		RESIDENTIAL	LIST	5/25/2011	SJ
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW		
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1903	SIZE ADJ	1.000
NET AREA	4,148	DETAIL ADJ	1.236
\$NLA(RCN)	\$453	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		10	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		12	\$21,359
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	879		75.93	66,744
+	BAS	L	BASE AREA	1,583	1903	405.67	642,182
+	USF	L	UPPER STORY FIN	2,089	1903	368.92	770,668
A	ATF	L	ATTIC FINISH	476	1903	262.11	124,765
+	BMF	N	BSMT FINISH-SEP	704		106.59	75,042
+	OPA	N	OPEN PORCH	557		92.70	51,635
F	EPA	N	ENCLOSED PORCH	6		162.30	974
+	WDK	N	WOOD DECK	214		69.12	14,792
I	BIG	N	BUILT-IN GARAGE	936		86.73	81,182
	F33	O	FPL 3S 3OP	1		29,660.40	29,660
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	1,879,004
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$1,559,600