

Key: 3152

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.060

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
CAPPUCCI DANIEL JAMES & ELIZABETH S				8-3-14-0				4 COLLIER AV					
4 COLLIER AV				SCITUATE, MA 02066				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
				CAPPUCCI DANIEL JAMES & ARMSTRONG LISA M				12/31/2014	QS	745,000		45105-336	
				SILK DAVID M & ARMSTRONG				08/16/2013	F	1	43496-333		
								07/30/2010	QS	749,500		38784-205	

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	%
12-293	05/24/2012	3	ALTERATIONS	272,000	06/06/2012	SJ	100	100
07-624	10/01/2007	3	ALTERATIONS	22,000	05/14/2008	SJ	100	100
07-330	06/10/2007	3	ALTERATIONS	3,400	05/14/2008	SJ	100	100
98-131	04/13/1998	3	ALTERATIONS				100	100
91-279	06/25/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,359	MB 1.00	100	1.00	1,100,000	6.48	100	1.00	R07	2.50	876,250

TOTAL	5,358 SF	ZONING	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	876,300	796,600
Infl1	FACTOR 100		LAND	384,300	346,500		
Infl2	PHY 100		DETACHED	14,700	14,000		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,275,300</b>	<b>1,157,100</b>

DETACHED

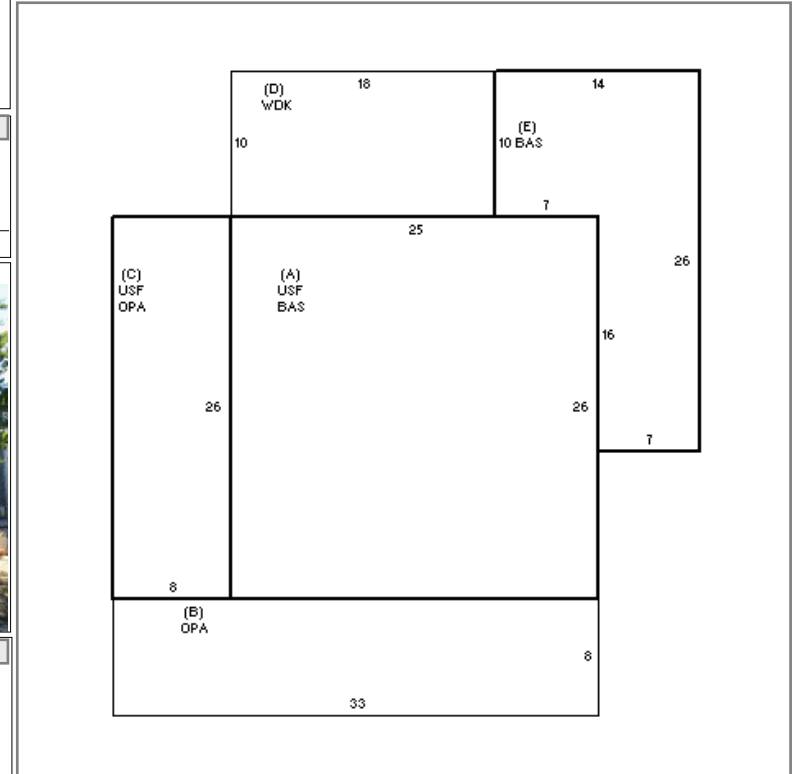
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	L	0.80	10 0.90 GARAGE/LOFT	2008	360	45.47	14,700



BLDG COMMENTS  
FY12 - RENOVATED/CAIR PER MLS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,760	DETAIL ADJ	1.210
\$NLA(RCN)	\$291	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$6,389	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	902	1920	274.96	248,017
+	USF	L	UPPER STORY FIN	858	1920	250.05	214,543
+	OPA	N	OPEN PORCH	472		56.65	26,739
D	WDK	N	WOOD DECK	180		42.24	7,603
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	512,354
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$384,300