

Key: 3162

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.070

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
CUOMO ROBERT F & JILL 24 WHITCOMB ROAD NO SCITUATE, MA 02066						7-6-19-F				24 WHITCOMB RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
CUOMO ROBERT F & JILL						09/14/1988	QS	193,000	8707-29				
FOGARTY EDWARD F & MILDRE						01/01/1972	QS	35,000	3669-377				
CURLEY FRANK X AND DOROTH						01/01/1970	QS	32,000	3549-597				

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	%
12-728	11/28/2012	3	ALTERATIONS	7,950	06/18/2013	SJ	100	100
92-730	09/01/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,400	MB 1.00	100	1.00	1,100,000	3.45	100	1.00	R07	2.50	904,930

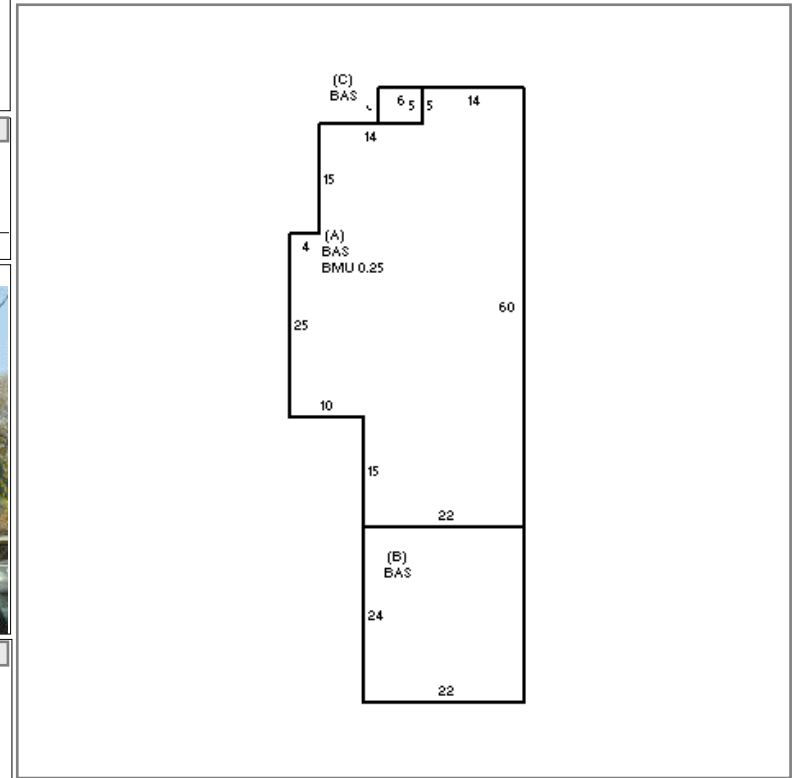
TOTAL	10,411 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE IN M8....	LAND	904,900	822,700		
Infl1	FACTOR 100		BUILDING	367,700	327,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,272,600	1,150,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	11/10/2003
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	6/18/2013	SJ
MODEL	1		RESIDENTIAL	LIST	6/18/2013	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/6/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	2,178	DETAIL ADJ	0.867
\$NLA(RCN)	\$228	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	2	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	9	\$7,490	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	405		75.78	30,691
+	BAS	L	BASE AREA	2,178	1959	206.60	449,966
	F11	O	FPL 1S 10P	1		8,737.20	8,737

TOTAL RCN	496.885
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$367,700