

Key: 3292

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.174

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
NAPPA BARBARA & TALBOTT LISA A TRS C/O LISA TALBOTT TR 581 FIRST PARISH RD SCITUATE, MA 02066				28-10-1-0				24 BRADFORD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NAPPA BARBARA & TALBOTT LISA A TRS				09/30/2022	F	100	(134551)				
NAPPA BARBARA TR				01/13/1994	F	1	(85819)				
NAPPA GEORGE & BARBARA				01/01/1965	XX		(C00035854)				

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	%
		7	OTHERS		03/22/2023	JD	100	100

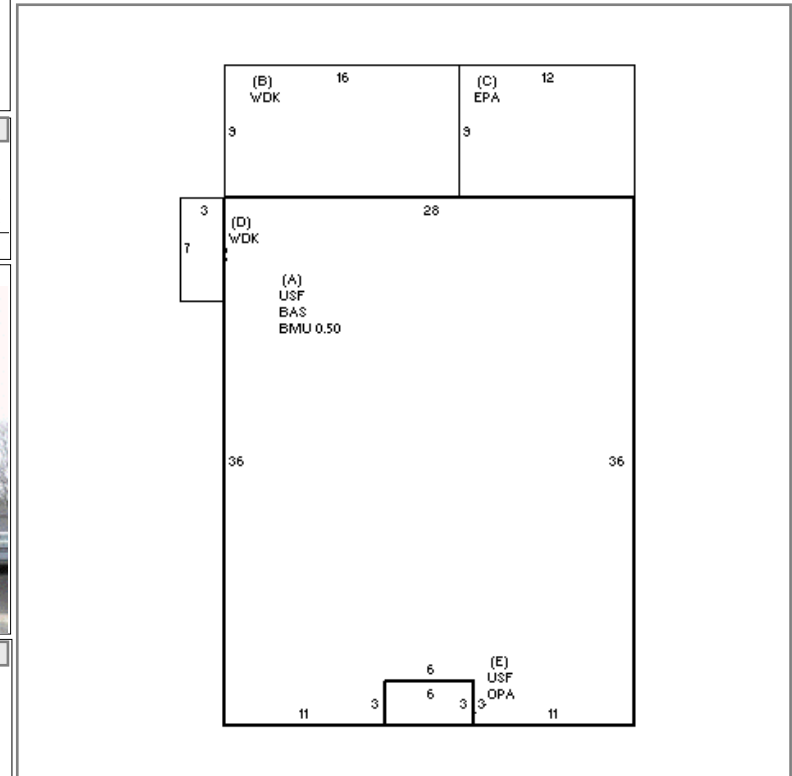
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	528,000	6.92	100	1.00	WV3	1.20	419,360

TOTAL	5,000 SF	ZONING	FRNT	109	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	419,400	381,200
Infl1	FACTOR 100		BUILDING	297,700	167,300		
Infl2	PHY 100		DETACHED	4,200	3,700		
			OTHER	0	0		
					TOTAL	721,300	552,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 70 0.30	28X12	1915	336	41.91	4,200



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/22/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	1,998	DETAIL ADJ	1.224
\$NLA(RCN)	\$266	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,875	
# 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	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	495		60.88	30,134
A	BAS	L	BASE AREA	990	1915	246.67	244,200
+	USF	L	UPPER STORY FIN	1,008	1915	224.32	226,111
+	WDK	N	WOOD DECK	165		38.40	6,336
C	EPA	N	ENCLOSED PORCH	108		90.20	9,742
E	OPA	N	OPEN PORCH	18		51.50	927
F21	O		FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	531,564
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$297,700