

Key: 3325

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.206

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FITZGERALD KERRY 55 MARSHALL AVE PO BOX 77 NO SCITUATE, MA 02060				28-16-1-0				55 MARSHALL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FITZGERALD KERRY				01/01/1983	QS	42,900	5281-215				
SANTORO JOSEPH				09/10/1982	XX		5206-15				
SANTORO JOSEPH W AND ROSE				01/01/1967	XX		3332-35				

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	%
96-581	12/02/1996	6	CYCL GROWTH		07/28/2010	SJ	100	100
		7	OTHERS		06/30/2009	SJ	100	100
		6	CYCL GROWTH		06/20/2006	SJ	100	100
		3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500	OS 1.00	100	1.00	100	1.00	440,000	4.70	100	1.00	V11 1.00	355,920

TOTAL	7,492 SF	ZONING	FRNT	66	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	355,900	323,600		
Inf1	FACTOR 100		BUILDING	92,500	88,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	448,400	412,300		

DETACHED

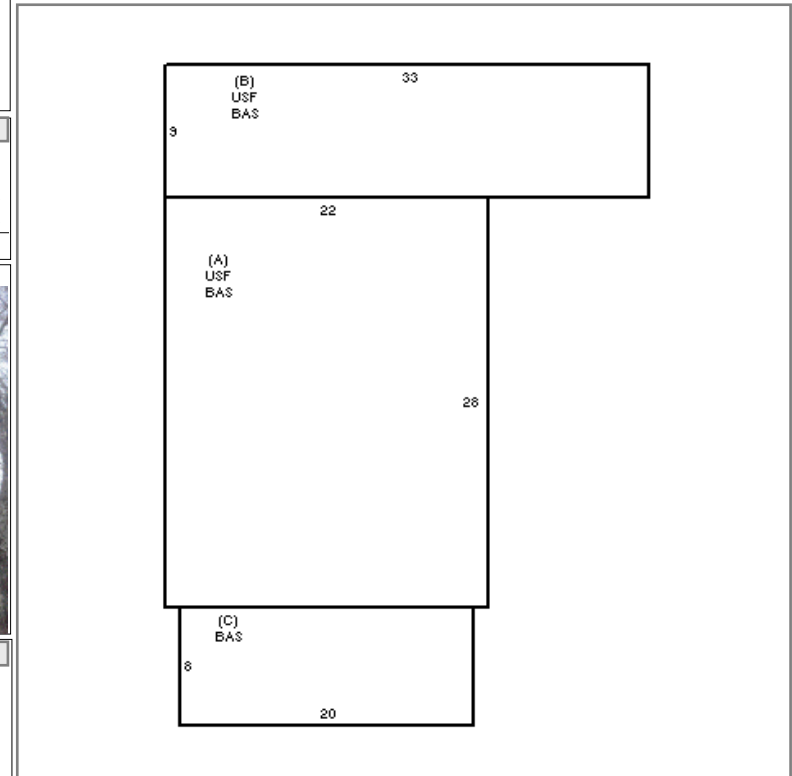
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,986	DETAIL ADJ	0.999
\$NLA(RCN)	\$179	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,158	
# 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	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,073	1920	181.38	194,621
+	USF	L	UPPER STORY FIN	913	1920	164.95	150,596
	F31	O	FPL 3S 10P	1		8,277.30	8,277

TOTAL RCN	355,653
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	O
ELECT	O
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	10 Structural
ECON	0
DEPR	74 % GD 26
RCNLD	\$92,500