

Key: **3468**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.333

LEGAL

CURRENT OWNER							PARCEL ID				LOCATION							
NEBESNY NICHOLAS & PAMELA G 15 SEVENTH AV SCITUATE, MA 02066							34-4-16-A				15 SEVENTH AV							
							TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
							NEBESNY NICHOLAS & VIEIRA JEREMY				08/01/2016	QS	495,000	(123840)				
				MATTERN RUSSELL H AND JAN				10/19/2012	U	120,000	(118153)							
								10/10/2003	QS	298,000	(104266)							


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	%
18-567	08/27/2018	3	ALTERATIONS	5,000	07/25/2019	JD	100	100
17-131	03/20/2017	3	ALTERATIONS	7,000	07/12/2017	SJ	100	100
12-581	10/01/2012	1	NEW CONST	145,000	05/20/2013	SJ	100	100
12-581	10/01/2012	1	NEW CONST	145,000	07/02/2014	ROM	100	100
		4	DEMO		05/31/2011		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,860 OS	1.00	100	1.00	100	1.00	528,000	5.94	100	1.00	WV3 1.20	422,250

TOTAL	5,860 SF	ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	422,300	383,900		
Infl1	FACTOR 100		BUILDING	395,700	370,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	818,000	754,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/25/2019
									

BUILDING	CD	ADJ	DESC	MEASURE	7/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/25/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/2/2014	ROM
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	439.669
NET AREA	1,536	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	873		54.04	47,180		
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	768	2012	243.33	186,875		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	768	2012	221.28	169,942		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	210		56.65	11,897		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	368		42.24	15,544		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740		
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	2	GAS	1.00										

CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,491
# UNITS		1	1.00

CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A

EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$395,700
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