

Key: 3783

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.603

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LAMBORGHINI CHRISTIAN LARS & COLLEEN ELIZABETH 9 MARSHALL AVENUE SCITUATE, MA 02066				28-16-21-0				9 MARSHALL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAMBORGHINI CHRISTIAN LAR				05/10/2019	QS	458,000	51095-84				
THOMPSON DAVID P & ELIZAB				07/13/2012	QS	355,000	41644-223				
MUSTARD DAVID W & MAUREEN				11/30/2001	QS	290,000	21026-12				

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	%
98-177	05/05/1998	6	CYCL GROWTH		06/21/2011		100	100
		4	DEMO				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,175 OS	1.00	100	1.00	440,000	8.23	100	1.00	R03	1.00	346,870

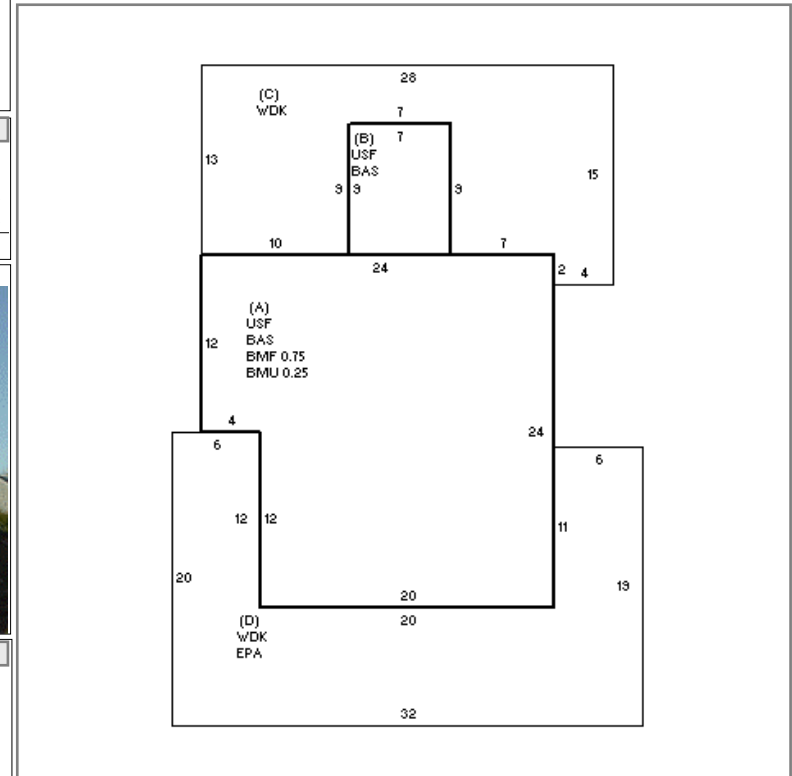
TOTAL	4,175 SF	ZONING	FRNT 79	ASSESSED	CURRENT	PREVIOUS	
Ngh	OCEANSIDE	N O T E IN M34	LAND	346,900	315,300		
Infl1	FACTOR 100			BUILDING	330,100	293,700	
Infl2	PHY 100			DETACHED	0	0	
				OTHER	0	0	
TOTAL				677,000	609,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/21/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/21/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/1/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
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DETACHED

BUILDING

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,182	DETAIL ADJ	1.224
\$NLA(RCN)	\$367	OVERALL	1.000
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	\$5,875	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	132		59.19	7,813
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	396		83.09	32,905
ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	591	1910	252.94	149,489
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	591	1910	278.15	164,384
FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	703		38.40	26,995
INT FINISH	1	PLASTER	1.00	D	EPA	N	ENCLOSED PORCH	394		90.20	35,539
HEATING/COOLING	2	HOT WATER	1.02	F22	O		FPL 2S 2OP	1		11,305.00	11,305
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	434,305
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$330,100