

Key: 3785

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.605

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FOPIANO LAUREN 43 SAINT MARGARET ST, #2 BOSTON, MA 02125				28-16-20-0				11 MARSHALL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FOPIANO LAUREN				09/18/2017	QS	331,500	48936-192				
FINNIE JESSICA L & A.HEAT				01/14/2010	QS	260,000	38136-150				
SILVIA HARRY M & SHARON R				01/02/1998	A	126,000	15782-39				

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	%
88-183	04/01/1998	7	OTHERS		04/17/2018	JD	100	100
		3	ALTERATIONS				100	100
		7	OTHERS				100	100

LAND

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	440,000	6.92	100	1.00	R02	1.00	349,460

TOTAL	5,000 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M34		LAND	349,500	317,700
Infl1	FACTOR 100		BUILDING	162,100	144,300		
Infl2	PHY 100		DETACHED	1,100	1,100		
			OTHER	0	0		
					<b>TOTAL</b>	<b>512,700</b>	<b>463,100</b>

DETACHED

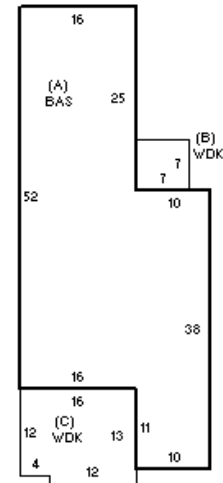
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10		80	15.97	1,100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/17/2018	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/6/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,212	DETAIL ADJ	0.866
\$NLA(RCN)	\$191	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,118	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,212	1910	175.80	213,068
EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	253		34.56	8,744
ROOF SHAPE	1	GABLE	1.00		PTA	N	PATIO	497		13.41	6,665
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	2	SOFTWOOD	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	11	HW/COOL AIR	1.04								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	231,593
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	
ELECT	
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$162,100