

Key: 3844

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.662

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FIORE CECILIA ETAL C/O PONGONIS FRANCES 66 CLEARY DR STOUGHTON, MA 02072				34-11-13-0				26 STANDISH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FIORE CECILIA ETAL				04/26/2000	F	18463-209					
FIORE LOUIS A & CECILIA				01/01/1968	XX	3384-496					
GASPER JOHN H				01/01/1966	XX	3195-114					

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	%
05-599	09/12/2005	7	OTHERS		04/05/2023	JD	100	100
		3	ALTERATIONS	2,000	06/19/2006	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	100	1.00	528,000	6.92	100	1.00	419,360

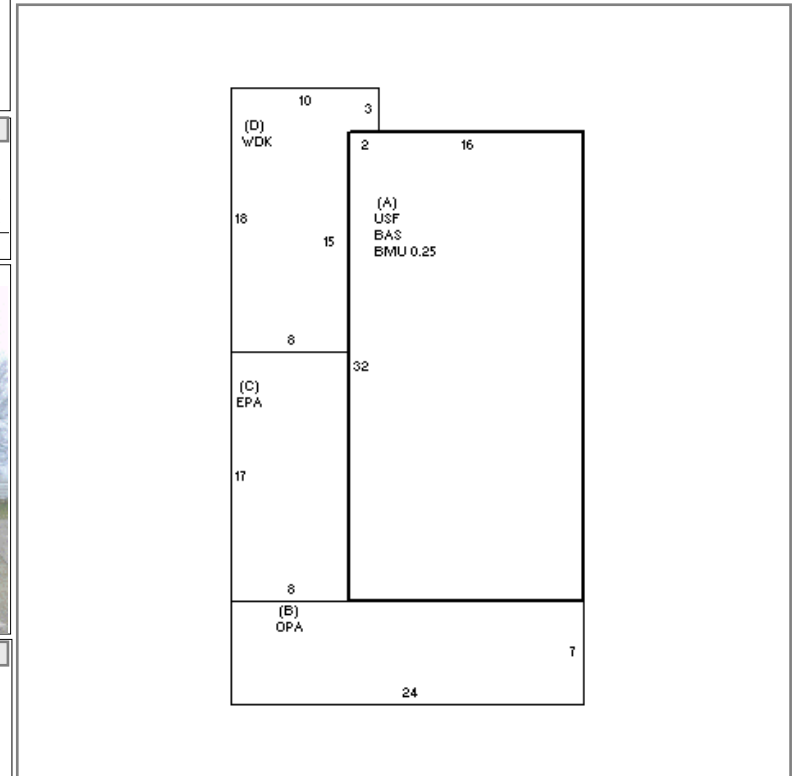
TOTAL	5,000 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	419,400	381,200
Inf1	FACTOR 100		BUILDING	110,000	79,100		
Inf2	PHY 100		DETACHED	2,400	2,300		
			OTHER	0	0		
					TOTAL	531,800	462,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	70 0.30	10X18		180	43.80



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/5/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,024	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	128		63.15	8,083
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	512	1910	241.68	123,739
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	512	1910	219.78	112,527
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	168		51.50	8,652
				FLOOR COVER	2	SOFTWOOD	1.00	C	EPA	N	ENCLOSED PORCH	136		90.20	12,267
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	150		38.40	5,760
				HEATING/COOLING	13	NONE	0.85								
				FUEL SOURCE	8	NONE	1.00								



BLDG COMMENTS

TOTAL RCN	275,108
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	
ELECT	A
EFF.YR/AGE	1954 / 68
COND	60 60 %
FUNC	0
ECON	0
DEPR	60 % GD 40
RCNLD	\$110,000