Key: 3895

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,714

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEGIACOMO WILLIAM F & SANDRA L 3 SECOND AV SCITUATE, MA 02066	34-10-11-0	3 SECOND AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEGIACOMO WILLIAM F & SAN	11/30/2015	QS	485,000	(122750)
CONNAUGHTON PATRICK & TAR	04/11/2007	QS	465,000	(110372)
TAYCHEZ ASSOCIATES, INC	11/01/2006	L	375,000	(109777)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

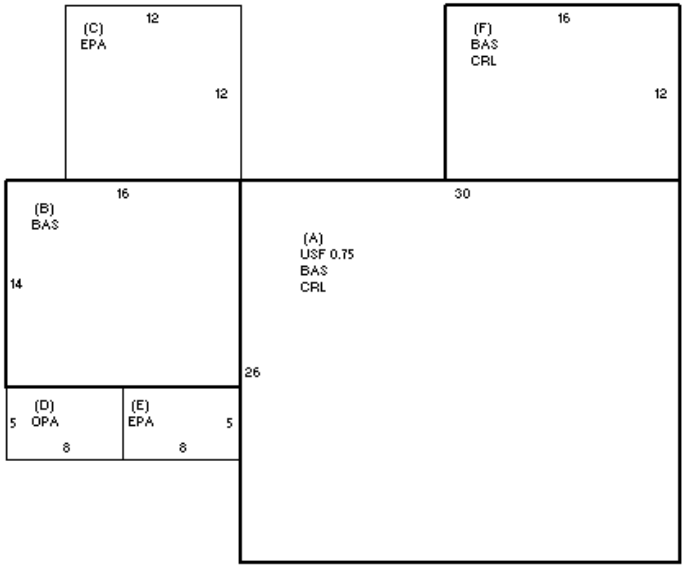
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0711	07/05/2022	2	ADDITIONS	197,000	04/06/2023	JD	100	100
20-732	10/29/2020	3	ALTERATIONS	23,900	07/20/2021	JD	100	100
20-293	06/03/2020	2	ADDITIONS	71,500	09/14/2020	JD	100	50
20-293	06/03/2020	2	ADDITIONS	71,500	07/20/2021	JD	100	100
19-607	08/20/2019	3	ALTERATIONS	29,000	06/17/2020	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	OS 1.00	100 1.00	100 1.00	440,000	5.02	100 1.00	R08 1.00			354,740

TOTAL	7,013 SF	ZONING		FRNT	73
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	354,700	322,500
BUILDING	441,400	335,900
DETACHED	2,500	1,600
OTHER	0	0
TOTAL	**798,600**	**660,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 12	2023	120	13.93	1,500
PTD	A 1.00	30 0.70	12X12		144	9.48	1,000

PHOTO 04/06/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/25/2019	JD
LIST	7/25/2019	EST
REVIEW	4/6/2023	JD

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	1,781	DETAIL ADJ	1.133
$NLA(RCN)	$275	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,982
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	972		11.67	11,347
A	USF	L	UPPER STORY FIN	585	1951	233.66	136,690
+	BAS	L	BASE AREA	1,004	1951	256.94	257,968
+	EPA	N	ENCLOSED PORCH	184		99.22	18,257
D	OPA	N	OPEN PORCH	40		56.65	2,266
F	BAS	L	BASE AREA	192	2024	256.94	49,333
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	490,436
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$441,400