

Key: 4049

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.867

LEGAL

LAND

DETACHED

BUILDING

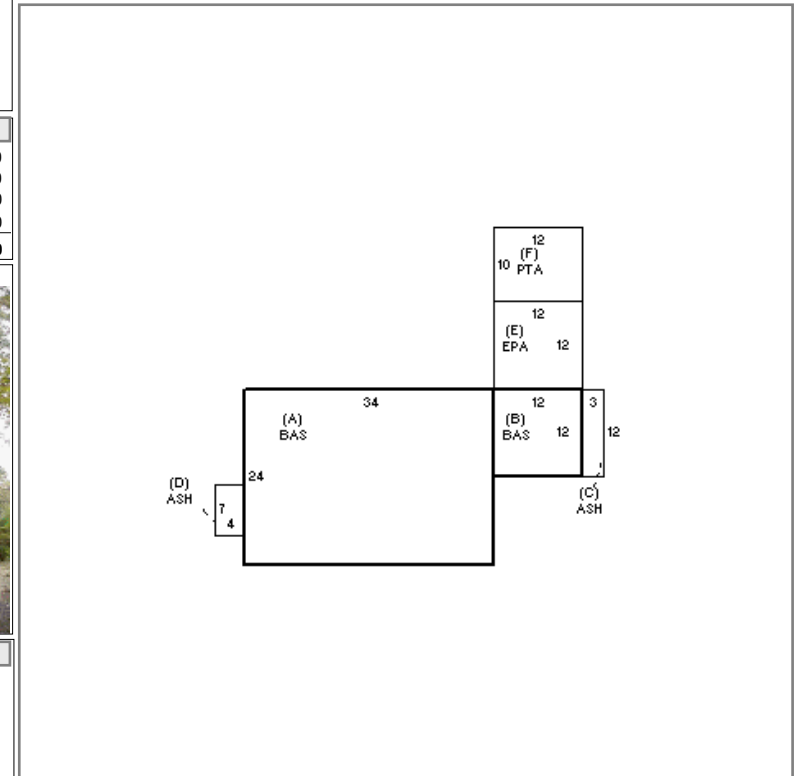
CURRENT OWNER		PARCEL ID		LOCATION	
CIPULLO MARTHA E 20 LEE AVENUE SCITUATE, MA 02066		38-7-10-0		20 LEE AV	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CIPULLO MARTHA E		11/30/1993	QS	140,000	(85608)
FINEGAN JOHN C		04/12/1989	QS	152,500	78433-
FINEGAN JOHN C		01/01/1970	XX		(C00044693)

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 %
06-764	12/21/2006	3	ALTERATIONS	20,000	06/25/2007	SJ	100 100
	12/18/2003	3	ALTERATIONS			PJB	100 100
01-362	07/16/2001	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,016	SC	1.00	100	1.00	100	1.00	R03	0.90		345,090

TOTAL	24,016 SF	ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	345,100	331,200
Inf1	FACTOR 100		BUILDING	149,400	134,800		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	495,700	467,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		100	14.74	1,200



BUILDING	CD	ADJ	DESC	MEASURE	5/12/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/12/2014	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	216,495
NET AREA	960	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	960	1956	198.99	191,032		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	ASH	N	ATT SHED	64		22.34	1,430		
				ROOF SHAPE	1	GABLE	1.00	E	EPA	N	ENCLOSED PORCH	144		90.20	12,989		
				ROOF COVER	1	ASPH SHINGLES	1.00	F	PTA	N	PATIO	120		14.90	1,788		
				FLOOR COVER	14	COMB	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$149,400