

Key: 41

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 32

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CURRENT OWNER				PARCEL ID				LOCATION			
PREGONI PASQUALE & MARISA 13 INDIAN WIND DRIVE SCITUATE, MA 02066				10-3-1-E				13 INDIAN WIND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PREGONI PASQUALE & MARISA				07/27/1990	QS	342,500	9868-48				

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	%

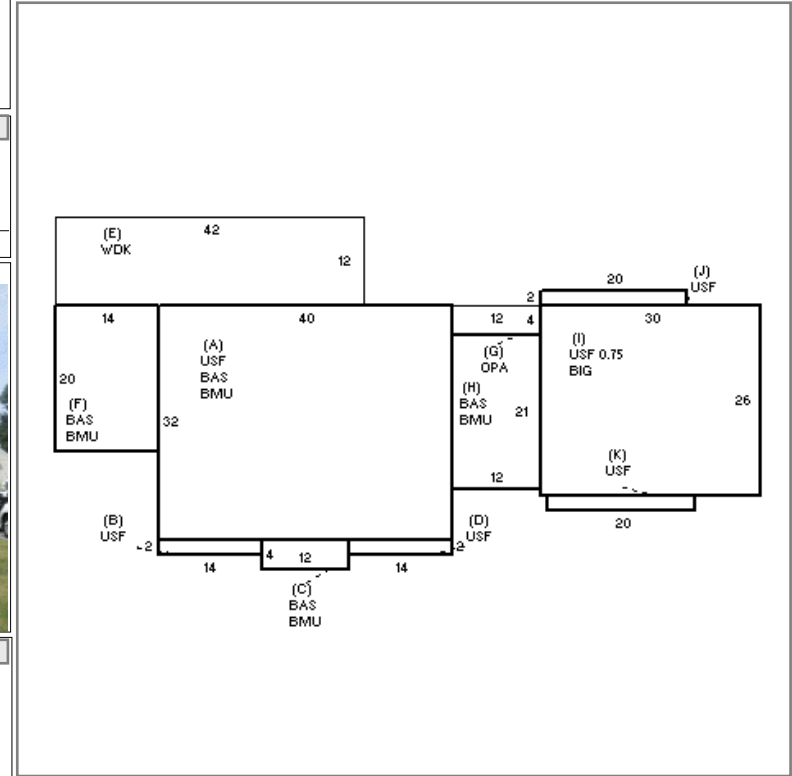
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.000	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	

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TOTAL	40,001 SF	ZONING	W. SCITUATE	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	404,000	367,300		
Inf1	FACTOR 100		BUILDING	745,400	691,600			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	1,149,400	1,058,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	5/10/2011	PL
MODEL	1		RESIDENTIAL	LIST	5/10/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/7/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SINK & SHOWER

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	3,861	DETAIL ADJ	1.010
\$NLA(RCN)	\$257	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	10	\$9,696	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,860		49.11	91,336
+	BAS	L	BASE AREA	1,860	1988	222.53	413,909
+	USF	L	UPPER STORY FIN	2,001	1988	202.37	404,939
E	WDK	N	WOOD DECK	504		46.08	23,225
G	OPA	N	OPEN PORCH	48		61.80	2,966
I	BIG	N	BUILT-IN GARAGE	780		48.64	37,938
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	993,895
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1988 / 34
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$745,400