

Key: 4176

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.994

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
MARIANI DIANE S/O MCDAID EVAN & LAFLEUR ERIN 30 CLOVER LN SCITUATE, MA 02066				39-27-39-0				30 CLOVER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDALD EVAN & LAFLEUR ERI				05/05/2023	QS	810,000	57886-33				
MARIANI DIANE				09/19/2003	F		26571-14				
PERRY DIANE MARIANI &				06/28/1985	QS	125,000	6176-209				

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	%
06-475	08/10/2006	7	OTHERS ALTERATIONS	12,000	08/15/2023	JD	100	100
		3			07/12/2007	SJ	100	100

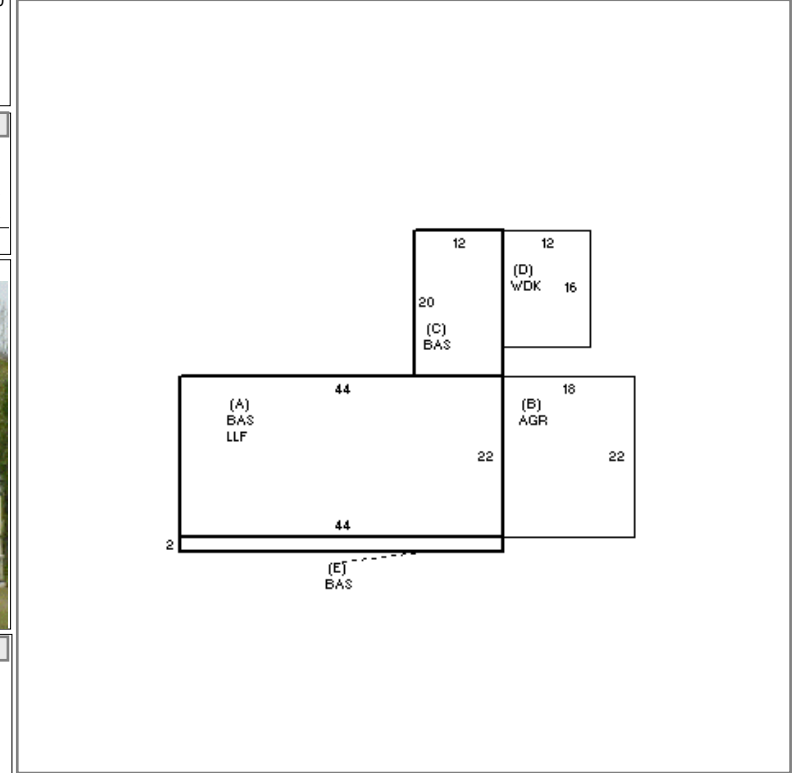
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.162	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	2,890

TOTAL	1.080 Acres		ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE			LAND	366,500	351,900
Inf1	FACTOR 100			BUILDING	321,100	280,300		
Inf2	PHY 100			DETACHED	400	300		
				OTHER	0	0		
				TOTAL	688,000	632,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	9/22/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/22/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/15/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,264	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	968	1961	138.67	134,231
\$NLA(RCN)	\$192	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	AGR	N	ATT GARAGE	396		47.01	18,616
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,296	1961	201.04	260,548
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	192		38.40	7,373
				FLOOR COVER	34	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	433,903	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	U	
EFF.YR/AGE	1984 / 38	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$321,100	