

Key: 4186

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.004

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CIULLA JOHN JR & SANDRA 4 RAINBOW COURT SCITUATE, MA 02066				34-17-17-F				4 RAINBOW CT			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CIULLA JOHN JR & SANDRA				08/17/1987	QS	7936-13					
CIULLA JOHN J JR & SANDRA				05/25/1982	XX	5152-285					
THACHER FREDERICK J JR				01/01/1978	XX	4239-279					

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	%

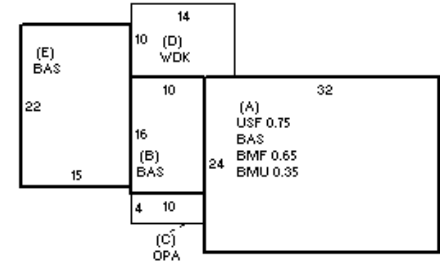
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,049	OS 1.00	100	1.00	100	1.00	440,000	3.56	100	1.00	R03 1.00	361,290

TOTAL	10,049 SF	ZONING	FRNT	212	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M39		LAND	361,300	328,400
Inf1	FACTOR 100		BUILDING	349,400	310,900		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
<b>TOTAL</b>						<b>711,300</b>	<b>639,900</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/12/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/12/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	472,224		
NET AREA	1,834	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	269		51.23	13,782	CONDITION ELEM	CD		
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	499		71.92	35,890	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1962	204.97	118,060	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,258	1962	225.39	283,537	KITCHEN			
				FLOOR COVER	34	COMB	1.00	C	OPA	N	OPEN PORCH	40		51.50	2,060	BATHS			
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	140		38.40	5,376	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1985 / 37
STORIES		1.75	1.00															COND	26 26 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	26 % GD 74
# 1/2 BATHS		0	1.00															RCNLD	\$349,400
TOT FIXTURES		6	\$5,280																
# UNITS		1	1.00																