Key: **4282**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,053

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROLLO MATTHEW J & ANN MARIE S 9 TENTH AVE SCITUATE, MA 02066	39-4-9-0	9 TENTH AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROLLO MATTHEW J & ANN MAR	08/14/1997	H	80,000	(91882)
LIOTINE MARY	01/01/1979	XX		60064-0
LIOTINE JAMES	01/01/1950	XX		(C00013384)

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

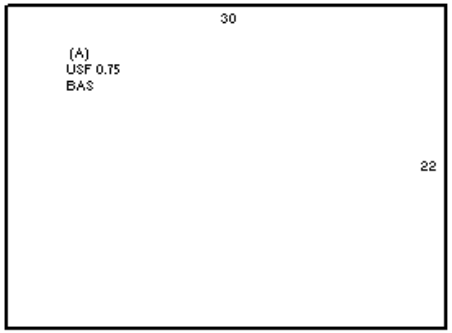
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/15/2009		100	100
9*7-492	08/25/1997	2	ADDITIONS				100	100
97-476	08/15/1997	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000	OS 1.00	100 1.00	100 1.00	440,000	5.81	100 1.00	R08 1.00			352,240

TOTAL	6,000 SF	ZONING		FRNT	54
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	352,200	320,200
BUILDING	122,000	113,500
DETACHED	600	600
OTHER	0	0
TOTAL	**474,800**	**434,300**



DETACHED

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

PHOTO 10/16/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/22/2010	PL
LIST	5/22/2010	EST
REVIEW	4/1/2011	ER

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	1,155	DETAIL ADJ	1.075
$NLA(RCN)	$240	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,300
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	660	1948	245.87	162,275
A	USF	L	UPPER STORY FIN	495	1948	223.59	110,679

TOTAL RCN	277,254
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$122,000