

Key: 4283

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.054

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NORTHEAST ACQUISITIONS LLC S/O DELBUONO FAMILY DESIGN & 37 THE HUNT CIRCLE MASHPEE, MA 02649				39-26-4-0				15 PARK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELBUONO FAMILY DESIGN & DELBUONO FAMILY LENDING L				05/25/2023	B	425,000	57948-95				
				05/19/2023	L	435,000	57928-123				
NORTHEAST ACQUISITIONS LL				11/01/2021	O	335,000	55944-329				

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	%
22-0481	05/09/2022	3	ALTERATIONS	85,000	07/13/2022	JD	100	50
22-0481	05/09/2022	3	ALTERATIONS	85,000	05/25/2023	NC	50	50
22-0149	02/15/2022	3	ALTERATIONS	4,200	07/13/2022	JD	100	100
06-390	07/01/2006	3	ALTERATIONS	6,000	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	21,253	OS 1.00	100	1.00	100	1.00	440,000	1.77	100	1.00	R03 1.00	379,550

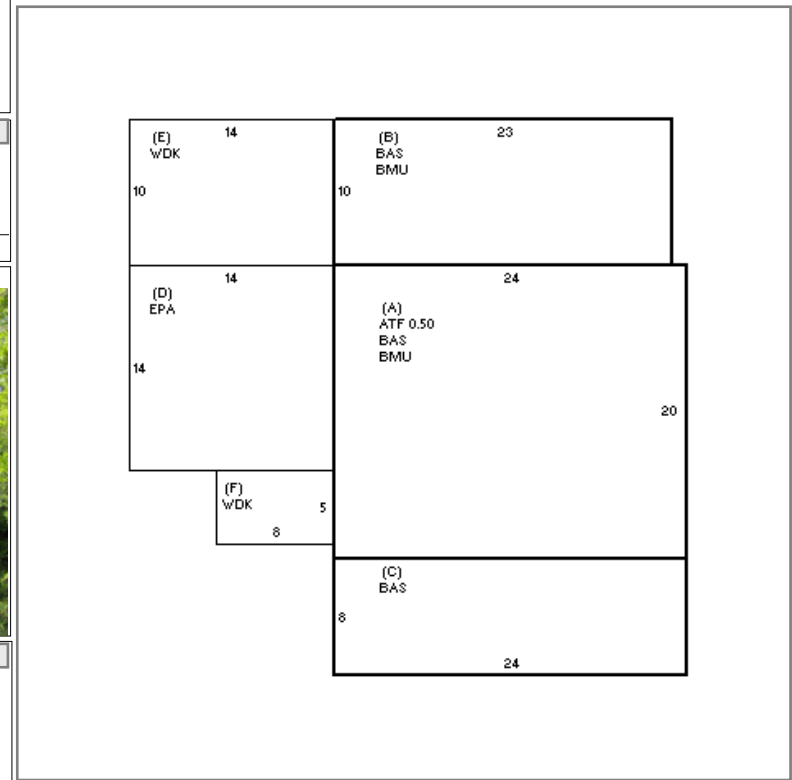
TOTAL	21,257 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	379,600	345,000		
Inf1	FACTOR 100		BUILDING	193,200	171,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	572,800	516,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/30/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,933
NET AREA	1,142	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	710		52.67	37,394		
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	ATF	L	ATTIC FINISH	240	1930	166.26	39,903		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	902	1930	257.33	232,113		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	196		90.20	17,679		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	180		38.40	6,912		
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239			
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.5	1.00	EXTERIOR	G
ROOMS	5	1.00	INTERIOR	V
BEDROOMS	3	1.00	KITCHEN	V
BATHROOMS	1	1.00	BATHS	V
# 1/2 BATHS	0	1.00	HEAT	U
TOT FIXTURES	3	\$2,693	ELECT	U
# UNITS	1	1.00		

EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	30 uc
ECON	0
DEPR	44 % GD 56
RCNLD	\$193,200