

Key: 4338

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.109

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LARUFFA MARY ANN 90 ELLERY ST, #23 CAMBRIDGE, MA 02138				40-11-22-0				39 KENNETH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LARUFFA MARY ANN				12/02/2011	F	1	(116807)				
CAMPBELL JOHN J JR				07/23/2003	QS	360,000	(103730)				
COOK LORI A & ZEULI MARIO				05/19/1999	F	-100	(C95439)				

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	%
95-524	09/13/1995	7 3	OTHERS ALTERATIONS		05/24/2023	JD	100	100

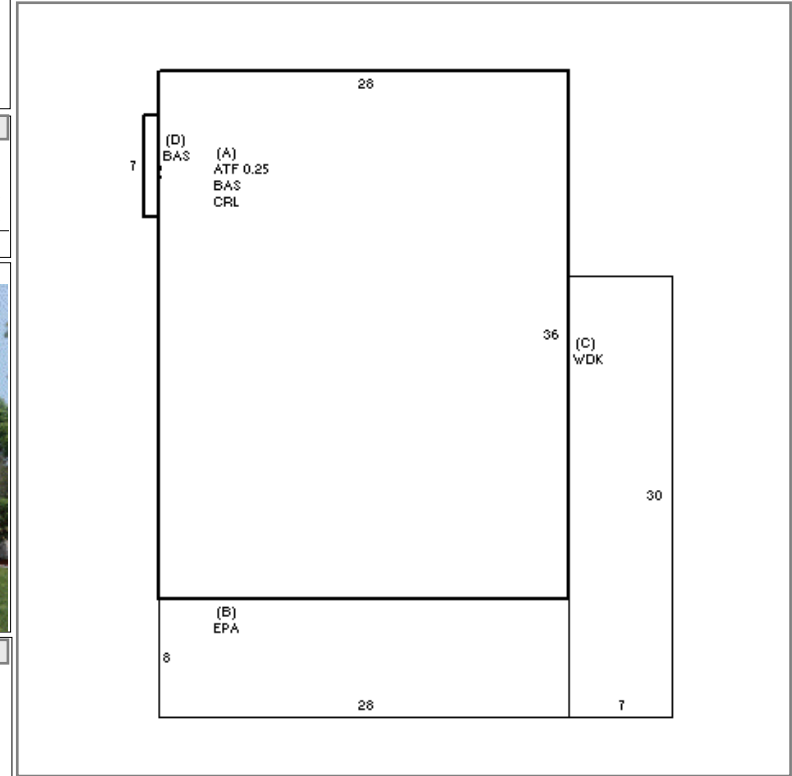
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,070	OS 1.00	100	1.00	440,000	6.83	100	1.00	R08	1.00	349,670

TOTAL	5,053 SF	ZONING	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M39		LAND	349,700	317,900
Inf1	FACTOR 100		BUILDING	161,300	79,200		
Inf2	PHY 100		DETACHED	7,400	6,800		
			OTHER	0	0		
					TOTAL	518,400	403,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 16X14	1996	224	54.75	7,400



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/24/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2023	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1918	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	278,083		
NET AREA	1,267	DETAIL ADJ	0.875	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	1,008		10.50	10,584	CONDITION ELEM	CD		
\$NLA(RCN)	\$219	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	252	1918	126.09	31,774	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	B	EPA	N	ENCLOSED PORCH	224		90.20	20,205	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	210		38.40	8,064	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	+ F11	BAS	L	BASE AREA	1,015	1918	195.15	198,075	BATHS	F		
				INT FINISH	1	PLASTER	1.00		O	O	FPL 1S 10P	1		7,281.00	7,281	HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1965 / 57
STORIES		1.25	1.00															COND	42 42 %
ROOMS		5	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	42 % GD 58
# 1/2 BATHS		0	1.00															RCNLD	\$161,300
TOT FIXTURES		3	\$2,100																
# UNITS		1	1.00																