

Key: 4583

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.346

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MUSTO SHIRLEY L TRUSTEE 111 GLADES ROAD NORTH SCITUATE, MA 02066				40-8-7-0				12 CURTIS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MUSTO SHIRLEY L TRUSTEE				10/23/1991	V		10545-87				
MUSTO, SHIRLEY L. TRUSTEE				09/05/1986	V	162,000	7090-212				

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	%
14-270	06/14/2022 05/21/2014	7 3	OTHERS ALTERATIONS	4,000	05/24/2023 07/14/2014	JD MR	100 100	100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,080	OS 1.00	100	1.00	440,000	4.96	100	1.00	R03	1.00	354,940

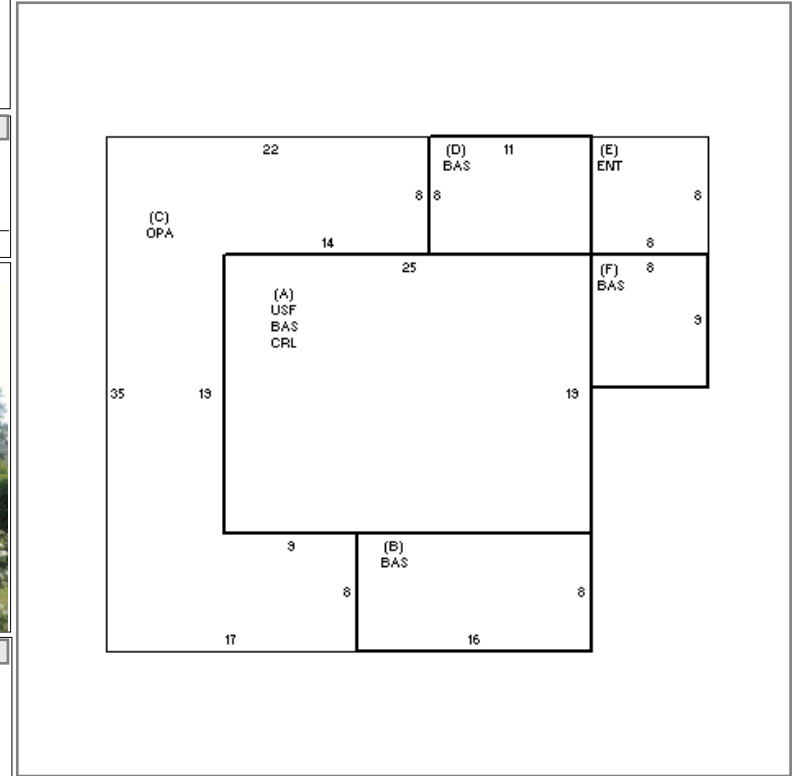
TOTAL	7,080 SF	ZONING	FRNT 111	ASSESSED		CURRENT		PREVIOUS	
Ngh	OCEANSIDE	N O T E	LOT 48A	LAND	354,900	322,700			
Inf1	FACTOR 100			BUILDING	212,200	108,000			
Inf2	PHY 100			DETACHED	6,600	6,800			
				OTHER	0	0			
				TOTAL	573,700	437,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 60 0.40	20X18		360	46.00	6,600



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1860	SIZE ADJ	1.000
NET AREA	1,238	DETAIL ADJ	1.224
\$NLA(RCN)	\$306	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,875	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	475		13.85	6,581
EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	475	1860	249.66	118,587
ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	763	1860	274.53	209,468
ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	464		51.50	23,896
FLOOR COVER	2	SOFTWOOD	1.00	E	ENT	N	ENCLOSED ENTRY	64		97.70	6,253
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	2	GAS	1.00								

TOTAL RCN	378,899
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$212,200