

Key: 469

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 412

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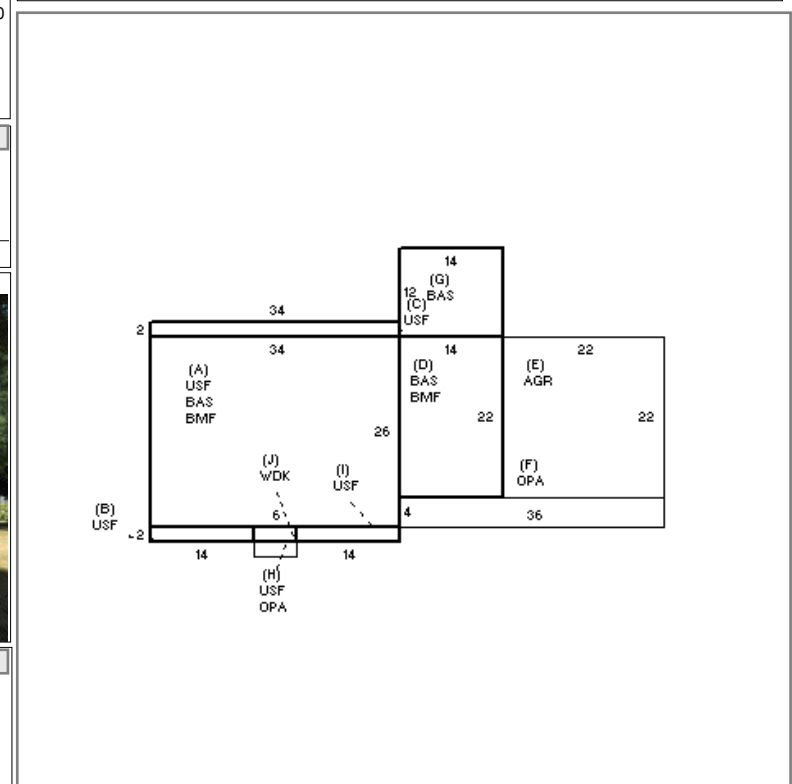
CURRENT OWNER				PARCEL ID				LOCATION					
ROZANITIS KOSTA & ANASTASIA				36-3-12-0				54 OLD FORGE RD					
54 OLD FORGE RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
SCITUATE, MA 02066				ROZANITIS KOSTA & ANASTAS				07/15/2009	QS	543,500	37491-191		
				JOHNSON GARY M & JEAN L T				06/22/1993	F	100	11969-141		
				JOHNSON GARY M & JEAN L C				02/13/1981	XX		4953-428		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040	
300	A	0.021	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	420	

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	%
21-1328	10/12/2021	3	ALTERATIONS	35,000	08/04/2022	JD	100	100
13-409	07/05/2013	3	ALTERATIONS	20,000	09/23/2014	RJM	100	100
99-533	10/25/1999	3	ALTERATIONS				100	100
95-407	07/11/1995	2	ADDITIONS				100	100
91-151	04/01/1991	3	ALTERATIONS				100	100

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TOTAL	40,903 SF	ZONING	FRNT	173	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,500	367,700
Inf1	FACTOR 100		BUILDING	475,900	446,400		
Inf2	PHY 100		DETACHED	15,400	14,700		
			OTHER	0	0		
					TOTAL	895,800	828,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 GRG 15 X 24	1996	360	51.11	14,700
PTD	A	1.00	30 0.70 12 X 9		108	9.48	700



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BUILDING	CD	ADJ	DESC	MEASURE	8/4/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	A/C FIRST FL		

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	643,046	
NET AREA	2,380	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMF	N	BSMT FINISH-SEP	1,192		69.43	82,762	CONDITION ELEM CD		
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,020	1966	203.52	207,585	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	E	AGR	N	ATT GARAGE	484		48.90	23,667	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	156		56.65	8,837	KITCHEN	G	
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,360	1966	223.79	304,357	BATHS	G	
				INT FINISH	1	PLASTER	1.00	J	WDK	N	WOOD DECK	12		42.26	507	HEAT	A	
				HEATING/COOLING	11	HW/COOL AIR	1.04	F11	O		FPL 1S 1OP	1		8,009.10	8,009	ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES	2	1.00																
ROOMS	8	1.00																
BEDROOMS	4	1.00																
BATHROOMS	2	1.00																
# 1/2 BATHS	1	1.00																
TOT FIXTURES	8	\$7,322																
# UNITS	1	1.00																
																EFF.YR/AGE	1984 / 38	
																COND	26 26 %	
																FUNC	0	
																ECON	0	
																DEPR	26 % GD 74	
																RCNLD	\$475,900	