

Key: 470

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 413

LEGAL

LAND

DETACHED

BUILDING

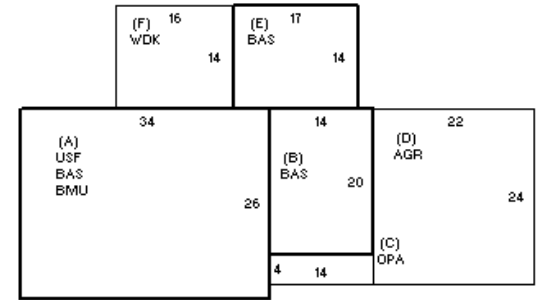
CURRENT OWNER				PARCEL ID				LOCATION			
FERRIS GERALD P TR & CHERYL E TR				36-3-11-0				48 OLD FORGE RD			
48 OLD FORGE RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				FERRIS GERALD P TR & CHERYL				07/29/2016	F	100	47247-61
				FERRIS GERALD P & CHERYL				08/29/1986	QS	247,900	7076-227
				MITCHENER ALBERT G & BEVE				01/01/1978	XX		4278-235

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	%
07-621	10/01/2007	3	ALTERATIONS	13,655	07/15/2008	SJ	100	100
04-269	05/07/2004	3	ALTERATIONS		08/16/2004	SJ	100	100

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	0.006	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	120

TOTAL	40,249 SF	ZONING	FRNT	176	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,200	367,400
Inf1	FACTOR 100		BUILDING	447,800	420,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	852,000	787,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,286	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		53.81	47,570
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	884	1960	200.89	177,588
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,402	1960	220.91	309,713
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	56		56.65	3,172
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	528		47.88	25,280
				INT FINISH	99	N/A	1.00	F	WDK	N	WOOD DECK	224		42.24	9,462
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1			8,009.10	8,009
				FUEL SOURCE	99	N/A	1.00	F21	O	FPL 2S 1OP	1			9,062.90	9,063

TOTAL RCN	597,038
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$447,800