

Key: 4806

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.558

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SCAPINO PAUL J TR 16 ISABELLE AVENUE HOLBROOK, MA 02343				44-2-2-E				46 GATES CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCAPINO PAUL J TR				10/09/2019	F	1 51771-275					
SCARPINO PAUL & FRANCES				01/01/1970	QS	3534-18					
EGAN MICHAEL J AND JEAN N				01/01/1968	XX	3373-262					

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	%
02-229	05/03/2002	3	ALTERATIONS				100	100
92-229	03/30/1992	3	ALTERATIONS				100	100

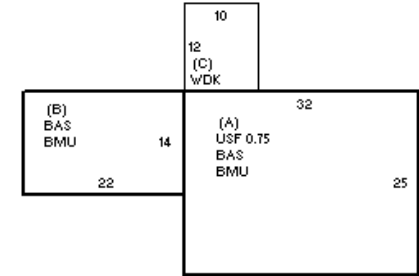
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,400	SC 1.00	100	1.00	100	1.00	396,000	1.84	100	1.00	R04 0.90	340,490

TOTAL	20,400 SF	ZONING	FRNT	315	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,500	326,700		
Infl1	FACTOR 100		BUILDING	342,200	308,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	682,700	635,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/18/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/18/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456,263		
NET AREA	1,708	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,108		45.85	50,798	CONDITION ELEM	CD		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,108	1962	233.21	258,393	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	600	1962	212.08	127,246	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	120		38.40	4,608	KITCHEN			
				FLOOR COVER	34	COMB	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491	BATHS			
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1990 / 32
STORIES		1.75	1.00															COND	25 25 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	25 % GD 75
# 1/2 BATHS		1	1.00															RCNLD	\$342,200
TOT FIXTURES		5	\$4,488																
# UNITS		1	1.00																