

Key: 4819

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.571

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SPINELLA MATTHEW 45 PENNFIELD RD SCITUATE, MA 02066				44-2-6-M				45 PENNFIELD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SPINELLA MATTHEW				11/29/2021	A	640,000	56084-330					
SPINELLA KAREN A &				09/21/2021	F		55697-30					
MESSIAS MARY ALICE LE &				11/20/2020	F	1	53856-170					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,395	SC 1.00	100	1.00	396,000	1.69	100	1.00	R04	0.90	343,050

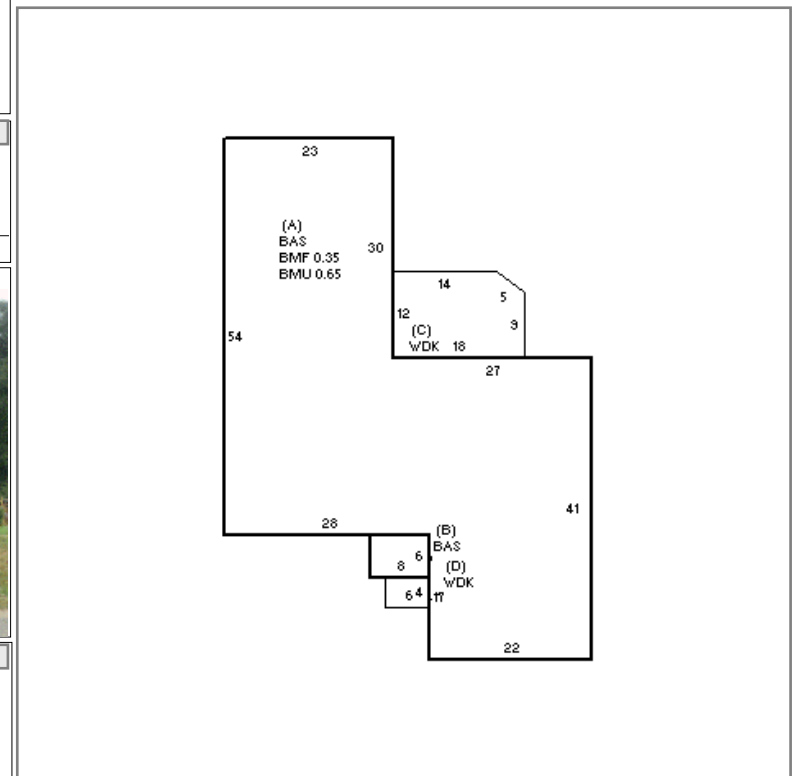
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-436	09/21/2021	5	SPLIT/SUB/LA		03/15/2022	JD	100	100
07-614	10/01/2007	3	ALTERATIONS	5,860	07/16/2008	SJ	100	100
01-521	09/18/2001	3	ALTERATIONS				100	100
88-247	05/01/1988	3	ALTERATIONS				100	100

LAND

TOTAL	22,395 SF	ZONING	FRNT	117	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M49		LAND	343,100	329,200
Infl1	FACTOR 100		BUILDING	376,200	344,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	719,300	674,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/18/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

BLDG

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	569,935	
NET AREA	2,312	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,472		43.58	64,147	CONDITION ELEM	CD	
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	792		61.18	48,451	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,312	1962	183.70	424,703	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	234		42.24	9,885	KITCHEN	A	
				FLOOR COVER	34	COMB	1.00		F11	O	FPL 1S 10P	2		8,009.10	16,018	BATHS	A	
				INT FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		8	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		9	\$6,732															
# UNITS		1	1.00															
EFF.YR/AGE 1970 / 52																		
COND 34 34 %																		
FUNC 0																		
ECON 0																		
DEPR 34 % GD 66																		
RCNLD \$376,200																		