

Key: 4839

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.590

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BERNIER MICHAEL E & ELLEN L 91 ELM ST SCITUATE, MA 02066				44-2-16-0				91 ELM ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BERNIER MICHAEL E & ELLEN				04/24/2015	QS	470,000	45464-153				
PESTONE WILLIAM				08/15/2014	O	262,000	44638-233				
HILL KRISTEN C TR				05/29/2014	F	100	44364-40				

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	%
22-0871	08/18/2022	2	ADDITIONS	100,900	04/02/2023	JD	100	100
14-381	07/01/2014	3	ALTERATIONS	29,500	08/04/2015	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	SC	1.00	100	1.00	100	1.00	R03	0.90		342,260

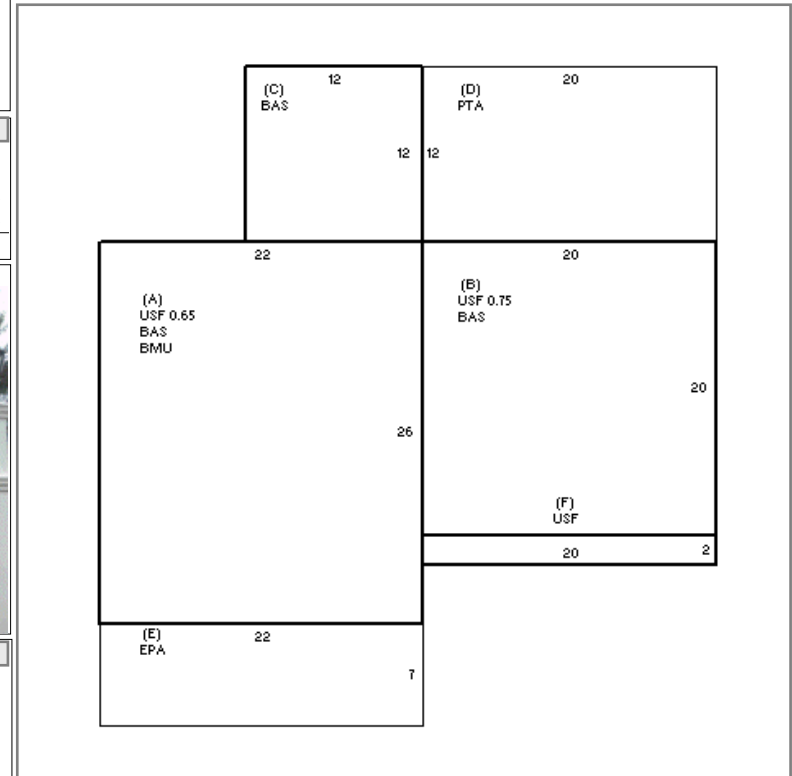
TOTAL	21,780 SF	ZONING		FRNT	78	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	342,300	328,400			
Inf1	FACTOR 100		BUILDING	455,400	302,800			
Inf2	PHY 100		DETACHED	3,900	3,800			
			OTHER	0	0			
			TOTAL	801,600	635,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30 20X12		240	54.75	3,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/27/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/27/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	511,717	
NET AREA	1,828	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		57.21	32,726	CONDITION ELEM	CD	
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	372	1900	230.54	85,762	EXTERIOR	A	
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	+	BAS	L	BASE AREA	1,116	1900	253.51	282,922	INTERIOR	G	
STORIES	1.75	1.00	ROOF COVER	1.00	1	ASPH SHINGLES	1.00	D	PTA	N	PATIO	240		14.90	3,576	KITCHEN	V	
ROOMS	8	1.00	FLOOR COVER	1.00	2	SOFTWOOD	1.00	E	EPA	N	ENCLOSED PORCH	154		90.20	13,891	BATHS	V	
BEDROOMS	4	1.00	INT FINISH	1.00	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	340	2023	230.54	78,385	HEAT	U	
BATHROOMS	3	1.00	HEATING/COOLING	1.03	9	WARM/COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		5,556.00	5,556	ELECT	U	
# 1/2 BATHS	0	1.00	FUEL SOURCE	1.00	2	GAS	1.00											
TOT FIXTURES	9	\$8,899																
# UNITS	1	1.00																
																EFF.YR/AGE	2011 / 11	
																COND	11 11 %	
																FUNC	0	
																ECON	0	
																DEPR	11 % GD 89	
																RCNLD	\$455,400	