

Key: 4872

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.623

LEGAL

LAND

DETACHED

BUILDING

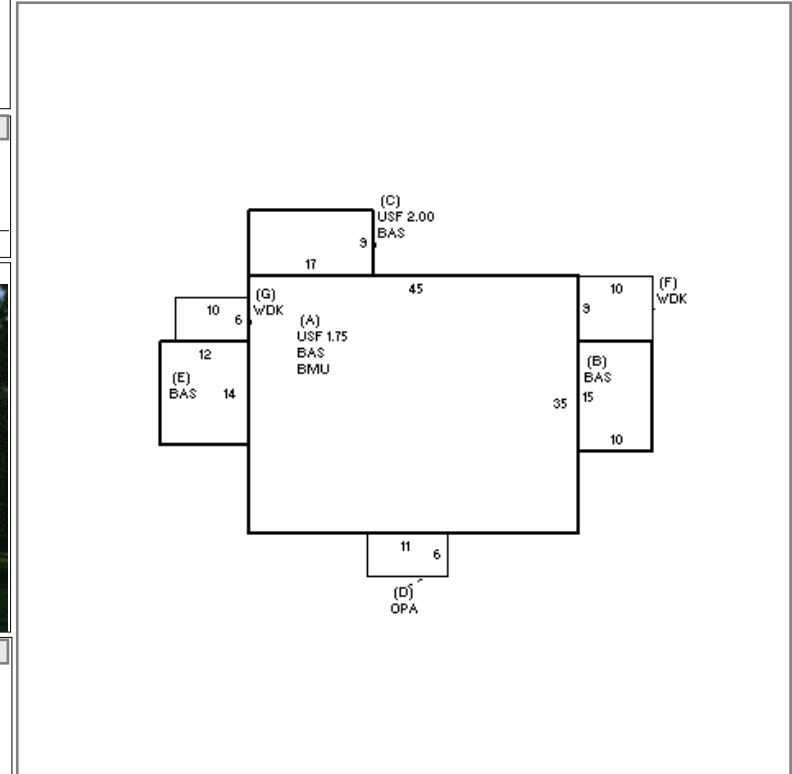
CURRENT OWNER				PARCEL ID				LOCATION			
DINEZIO CHARLES J 44 ELM STREET SCITUATE, MA 02066				44-3-51-0				44 ELM ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DINEZIO CHARLES J				09/10/1987	QS	7992-97		3276-779			
DINEZIO CHARLES J & JEAN				01/01/1967	XX	3276-779		3184-88			
SCITUATE FEDERAL SAVINGS				01/01/1966	XX	3184-88					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1050	100	THREE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		07/26/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,150	SC 1.00	100	1.00	100	1.00		R03	0.90		352,450

TOTAL	30,150 SF	ZONING	NOTED	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE			LAND		352,500	338,200	
Inf1	FACTOR 100			BUILDING		566,000	403,200	
Inf2	PHY 100			DETACHED		1,200	0	
				OTHER		0	0	
				TOTAL		919,700	741,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X10		120	13.93	1,200



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/26/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,179,074			
NET AREA	5,108	DETAIL ADJ	1.260	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,575		42.23	66,506	CONDITION ELEM	CD			
\$NLA(RCN)	\$231	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	3,062	1910	205.07	627,922	EXTERIOR	P			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,046	1910	225.50	461,375	INTERIOR	P			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	66		51.50	3,399	KITCHEN	F			
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	150		38.40	5,760	BATHS	F			
				INT FINISH	1	PLASTER	1.00									HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A			
				FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE 1958 / 64				
																	COND	52	52 %	
																	FUNC	0		
																	ECON	0		
																	DEPR	52	% GD	48
																	RCNLD	\$566,000		