

Key: 4910

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.659

LEG
A
L
L
A
N
D

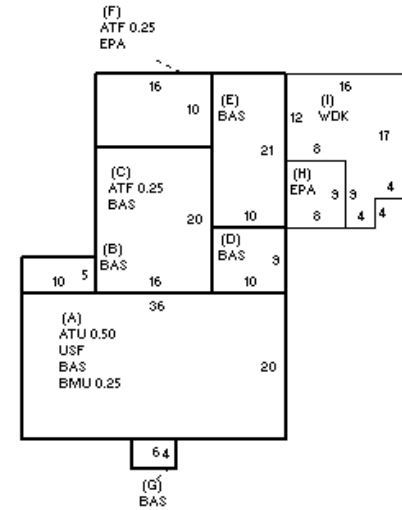
CURRENT OWNER				PARCEL ID				LOCATION				
ROMAN JOHN & IRENA PO BOX 81 SCITUATE, MA 02066				44-1-20-0				188 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROMAN JOHN & IRENA				11/29/2010	QS	525,000	39328-147					
SWETT TIMOTHY				05/27/2010	S	235,000	38564-95					
FEDERAL HOME LOAN MORTGAG				03/03/2009	L	406,936	36885-167					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,469	SC 1.00	100	1.00	396,000	1.50	100	1.00	R02	0.90	346,860

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	%
10-322	07/20/2010	3	ALTERATIONS	6,000	07/18/2011	SJ	100	100
10-257	06/17/2010	3	ALTERATIONS	57,000	08/10/2010	SJ	100	100
10-257	06/17/2010	3	ALTERATIONS	57,000	07/18/2011	SJ	100	100
97-12	01/06/1997	3	ALTERATIONS				100	100
96-579	12/02/1996	3	ALTERATIONS				100	100

D
E
T
A
C
H
E
D

TOTAL	25,469 SF	ZONING	FRNT	92	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	346,900	332,900
Inf1	FACTOR 100		BUILDING	531,500	479,300		
Inf2	PHY 100		DETACHED	5,900	5,600		
			OTHER	0	0		
TOTAL					884,300	817,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	70 0.30		600	32.88	5,900



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/10/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/29/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-COL TO CONV

YEAR BLT	1876	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	708,612		
NET AREA	2,254	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	180		75.78	13,640				
\$NLA(RCN)	\$314	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	720	1876	263.55	189,755				
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	360		44.40	15,984				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,414	1876	289.81	409,787				
				FLOOR COVER	2	SOFTWOOD	1.00	+	ATF	L	ATTIC FINISH	120	1876	187.25	22,470				
				INT FINISH	1	PLASTER	1.00	+	EPA	N	ENCLOSED PORCH	232		108.24	25,111				
				HEATING/COOLING	2	HOT WATER	1.02	I	WDK	N	WOOD DECK	248		46.08	11,428				
				FUEL SOURCE	99	N/A	1.00		F31	O	FPL 3S 10P	1		11,036.40	11,036				
																		TOTAL RCN	708,612
																		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	\$531,500