

Key: 4911

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.660

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PICONE SALAVATORE J & GALE K 158 FIRST PARISH RD SCITUATE, MA 02066				49-2-1-0				158 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PICONE SALAVATORE J & GAL				07/31/2017	QS	620,302	48730-217				
MAGNER JANICE				08/08/2009	O	100,000	37466-234				
DUFFIN DANIEL & HAY GLENN				10/25/2007	F	100	35219-253				

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	%
09-113		1	NEW CONST		05/26/2011	SJ	100	50
09-113	04/07/2009	1	NEW CONST	448,000	08/06/2009	SJ	100	0
09-113	04/07/2009	1	NEW CONST	448,000	09/07/2010	SJ	100	0
09-113	04/07/2009	1	NEW CONST	448,000	06/01/2012	SJ	100	100
SS09-21		5	SPLIT/SUB/LA		12/04/2008	ER	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	100	1.00	356,400	1.00	90	0.90	R02 0.90
300	A	1.112	SC 1.00	100	1.00	100	1.00	8,910	1.00	W50	0.50	R02 0.90

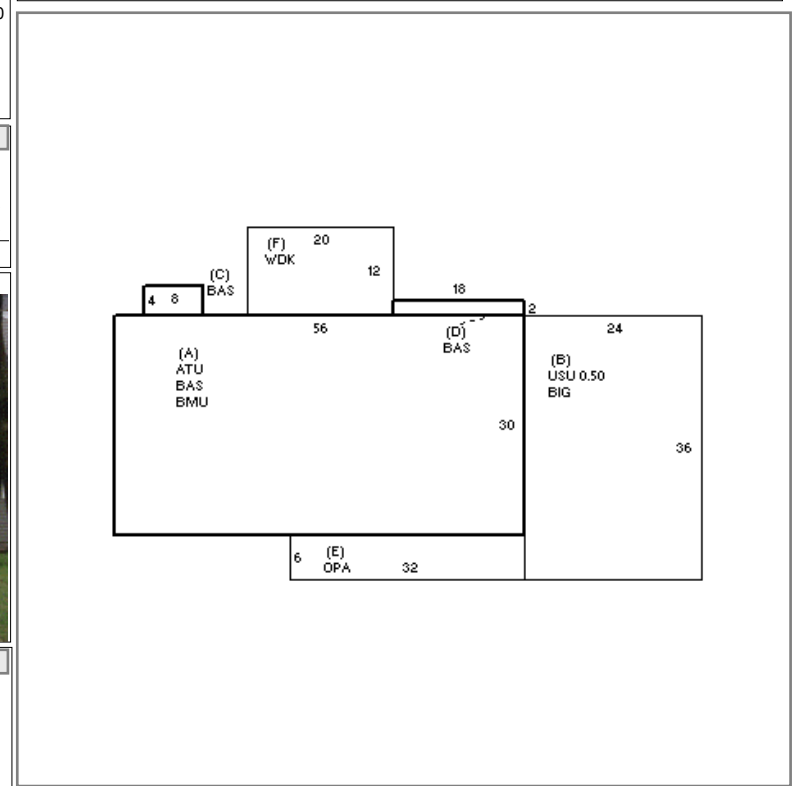
TOTAL	2.030 Acres		ZONING	FRNT	255	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE INFL 3=COMMUTER RAIL			LAND	337,200	324,100
Inf1	FACTOR 100			BUILDING	614,900	553,100		
Inf2	PHY 100			DETACHED	1,600	1,500		
				OTHER	0	0		
					TOTAL	953,700	878,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90		112	15.63	1,600



BLDG COMMENTS

xtra shower



BUILDING	CD	ADJ	DESC	MEASURE	6/1/2012	SJ
MODEL	1		RESIDENTIAL	LIST	4/1/2014	SJ
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	690,844
NET AREA	1,748	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,680		45.85	77,023	CONDITION ELEM	CD
\$NLA(RCN)	\$395	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATU	N	ATTIC UNF	1,680		40.70	68,376	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	864		49.19	42,501	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	USU	N	UPPER STORY UNF	432		99.10	42,811	KITCHEN	
				FLOOR COVER	12	COMB	1.00	+	BAS	L	BASE AREA	1,748	2011	247.22	432,139	BATHS	
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	192		56.65	10,877	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	WDK	N	WOOD DECK	240		42.24	10,138	ELECT	
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	\$6,980
# UNITS	0	1.00

EFF.YR/AGE	2011 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD	\$614,900	