

Key: 4997

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.746

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MALVESTI TERRILL J. & DOREEN E. 45 PYRAMID LN SCITUATE, MA 02066				33-7-110-F				45 PYRAMID LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MALVESTI TERRILL J. & SPILLANE SUZANNE				08/02/2018	QS	564,000	(127246)				
SPILLANE PETER & SUZANNE				07/25/2018	F		(101849)				
				08/20/2002	QS	1	(101849)				

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	%
90-54	02/28/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,847	SC 1.00	100	1.00	396,000	1.80	100	1.00	R04 0.90		341,080

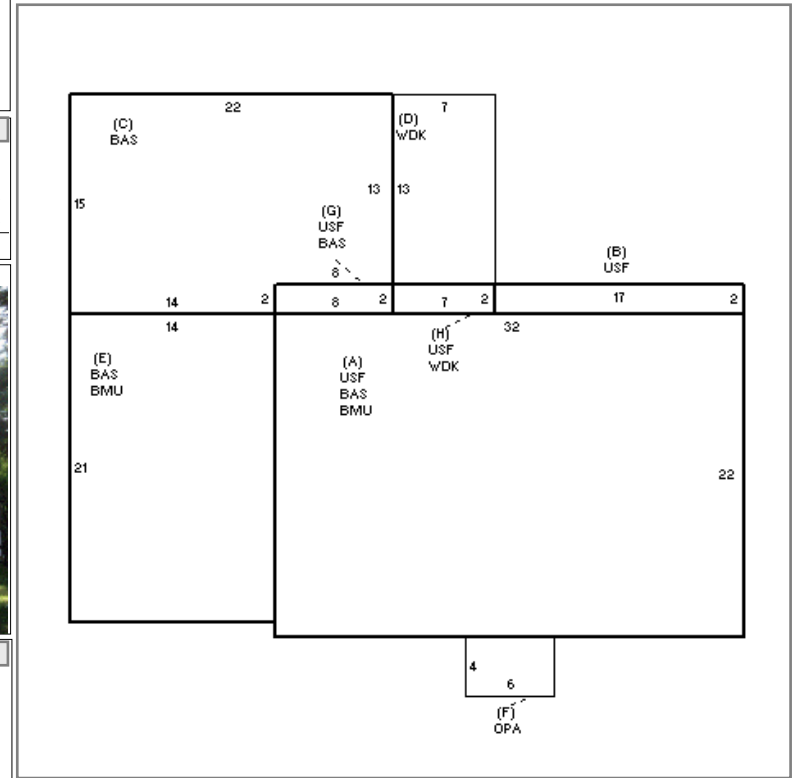
TOTAL	20,865 SF	ZONING	SCITUATE	FRNT	291	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	341,100	327,300		
Inf1	FACTOR 100			BUILDING	379,100	351,700		
Inf2	PHY 100			DETACHED	1,300	1,200		
				OTHER	0	0		
				TOTAL	721,500	680,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200
GZB	A	1.00	60 0.40		40	34.56	600
PTD	V	1.50	10 0.90		40	14.22	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/27/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/9/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	2,096	DETAIL ADJ	1.000
\$NLA(RCN)	\$248	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,400	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	998		51.91	51,810
+	USF	L	UPPER STORY FIN	768	1967	199.90	153,527
+	BAS	L	BASE AREA	1,328	1967	219.82	291,924
+	WDK	N	WOOD DECK	105		42.24	4,435
F	OPA	N	OPEN PORCH	24		56.65	1,360
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	519,258
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$379,100