Key: 5058

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,807

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORBES MICHELLE 8 ROSA'S LN SCITUATE, MA 02066	33-1-8-0	8 ROSA'S LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORBES MICHELLE	07/18/2017	L	316,280	(125473)
FEDERAL NATIONAL MORTGAGE	03/15/2017	L	346,000	(124869)
FLANNERY JAMES P JR	03/28/1994	F	1	(86106)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

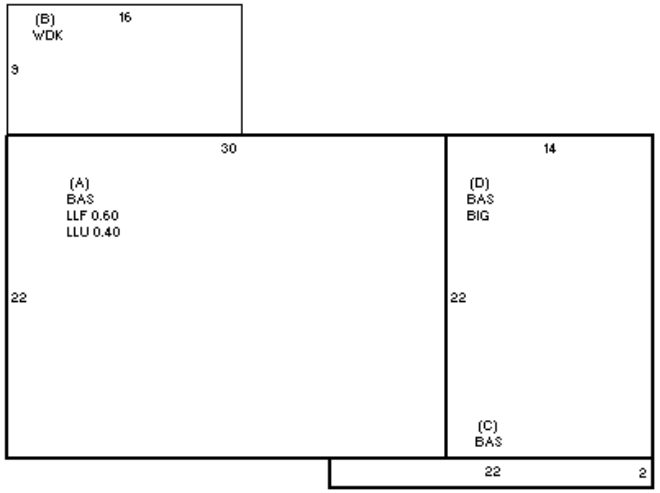
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC 1.00	100 1.00	100 1.00	396,000	1.87	100 1.00	R04 0.90			339,960

TOTAL	20,000 SF	ZONING		FRNT	131
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,000	326,200
BUILDING	238,600	212,200
DETACHED	600	600
OTHER	0	0
TOTAL	**579,200**	**539,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			50	17.03	600

PHOTO 11/14/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/7/2010	DR
LIST	10/7/2010	EST
REVIEW	3/29/2011	ER

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	1,408	DETAIL ADJ	1.020
$NLA(RCN)	$229	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,448
# 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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	264		61.86	16,332
A	LLF	L	LOWER LEVEL FIN	396	1961	146.97	58,201
B	WDK	N	WOOD DECK	144		38.40	5,530
+	BAS	L	BASE AREA	1,012	1961	213.08	215,638
D	BIG	N	BUILT-IN GARAGE	308		52.00	16,016
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	322,404
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$238,600