

Key: 5175

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.920

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RISI LOIS & RISI DEBORAH TRS S/O PREVITE JOSEPH J JR TR & 7 WILSHIRE DR SCITUATE, MA 02066				45-1-15-0				7 WILSHIRE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PREVITE JOSEPH J JR TR & PREVITE JOSEPH J JR.				08/10/2023	F	100	58175-184				
				07/26/2023	QS	690,000	58127-206				
RISI DEBORAH & RISI EUGEN				07/26/2023	F		58127-203				

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	%
95-676	11/13/1995	3	ALTERATIONS				100	100


LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,099 OS	1.00	100	1.00	440,000	1.86	100	1.00	R03		377,880

TOTAL	20,099 SF	ZONING		FRNT	150	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	377,900	343,500		
Inf1	FACTOR 100		BUILDING	213,500	200,800			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	591,400	544,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



51

(A)  
BAS  
BMF 0.40  
BMU 0.60

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2014	SJ
MODEL	1		RESIDENTIAL	LIST	10/5/2014	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]	MLS		
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	314,011
NET AREA	1,224	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	734		44.67	32,786	CONDITION ELEM	CD
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	490		62.70	30,725	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,224	1960	196.99	241,119	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN	A
				FLOOR COVER	34	COMB	1.00									BATHS	A
				INT FINISH	1	PLASTER	1.00									HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U
				FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE 1971 / 51	
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$213,500