

Key: 5277

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.023

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
D'ANGELO JANET M 2 HARBOR VIEW RD SCITUATE, MA 02066				45-2-76-0				2 HARBOR VIEW RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
D'ANGELO JANET M				08/15/2005	QS	425,000	31137-46						
JONES BRIAN K & NANCY D				03/31/2004	QS	352,500	27845-230						
PALMER SANDRA JEAN				11/08/2002	QS	328,300	23362-295						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,788	HBR 1.00	100	1.00	100	1.00	616,000	3.33	100	1.00	R08 1.40	507,790

LAND

TOTAL	10,803 SF	ZONING	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	507,800	428,700
Inf1	FACTOR 100		BUILDING	378,600	336,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					886,400	765,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/12/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,642	DETAIL ADJ	1.100
\$NLA(RCN)	\$312	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$6,336
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	605		59.11	35,760
A	BMF	N	BSMT FINISH-SEP	259		82.98	21,491
A	BAS	L	BASE AREA	864	1957	276.59	238,970
A	USF	L	UPPER STORY FIN	778	1957	251.53	195,688
B	ASH	N	ATT SHED	24		26.80	643
C	WDK	N	WOOD DECK	40		46.08	1,843
D	OPA	N	OPEN PORCH	25		61.82	1,546
	FPL	O	FIREPLACE	1		9,375.60	9,376
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	511,652
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	\$378,600

