

Key: 5278

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.024

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
STELLA RICHARD S & SUSAN M 28 PORTER ROAD SCITUATE, MA 02066				45-2-78-0				28 PORTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
STELLA RICHARD S & SUSAN				02/11/1994	F	12656-326		1			
STELLA SUSAN M				10/31/1986	XX	7235-193					
POLITO SUSAN M				01/01/1978	XX	4256-355					

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	%
22-1089	10/18/2022	3	ALTERATIONS	3,300	07/31/2023	JD	100	100
90-98	03/26/1990	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

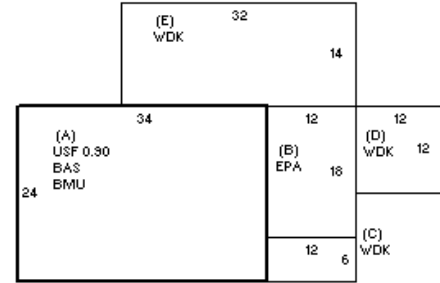
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,354	HBR 1.00	100	1.00	616,000	2.54	100	1.00	R08	1.40	516,580

TOTAL	14,354 SF	ZONING	FRNT	37	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	516,600	436,100
Infl1	FACTOR 100		BUILDING	340,800	319,000		
Infl2	PHY 100		DETACHED	1,100	0		
			OTHER	0	0		
TOTAL						858,500	755,100

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X12		96	14.95	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/12/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/31/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	454,387	
NET AREA	1,550	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		55.20	45,044	CONDITION ELEM	CD	
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1977	233.50	190,539	EXTERIOR	G	
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	734	1977	212.35	155,862	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	216		99.22	21,431	KITCHEN	A	
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	664		42.24	28,048	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.9	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		5	\$4,400															
# UNITS		1	1.00															
EFF.YR/AGE 1988 / 34																		
COND 25 25 %																		
FUNC 0																		
ECON 0																		
DEPR 25 % GD 75																		
RCNLD \$340,800																		