

Key: 5280

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.026

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUSSIN WILLIAM M & JENNIFER 20 PORTER RD SCITUATE, MA 02066				45-2-79-0				20 PORTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUSSIN WILLIAM M & JENNIF				12/03/2014	QS	682,500	45010-31				
BONO-TEMPESTA STEPHANIE				06/07/2011	F	10	40003-337				
BONO STEPHANIE J				08/07/2002	QS	100	22587-116				

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	%
19-146	03/08/2019	3	ALTERATIONS	20,000	08/13/2019	JD	100	100
03-713	11/18/2003	3	ALTERATIONS	1,000	08/13/2004	SJ	100	100
		7	OTHERS				100	100
		6	CYCL GROWTH				100	100

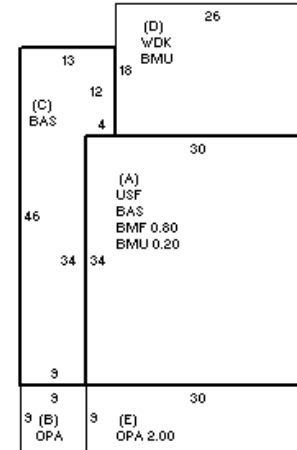
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,500	HBR 1.00	100	1.00	660,000	3.75	100	1.00	WV3	1.50	540,310

TOTAL	9,496 SF	ZONING	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	540,300	458,400		
Inf1	FACTOR 100		BUILDING	524,800	466,800		
Inf2	PHY 100		DETACHED	6,000	5,700		
			OTHER	0	0		
			TOTAL	1,071,100	930,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		400	49.28	5,900
SHF	A	1.00	30 0.70		10	17.03	100



PHOTO	08/13/2019
BLDG COMMENTS	
IN-LAW APT	



BUILDING	CD	ADJ	DESC	MEASURE	10/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/12/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/13/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	795.088
NET AREA	2,502	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	672		47.01	31,588	CONDITION ELEM	CD
\$NLA(RCN)	\$318	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	816		65.99	53,844	EXTERIOR	A
CAPACITY				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	1,020	1915	237.71	242,469	INTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	621		56.65	35,180	KITCHEN	A	
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,482	1915	261.40	387,394	BATHS	G	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	468		42.24	19,768	HEAT	A	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			9,062.90	9,063	ELECT	A	
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	KIT	O	XTRA KITCHEN	1			7,165.40	7,165			
TOT FIXTURES	8	\$8,617															
# UNITS	1	1.00															
EFF.YR/AGE 1970 / 52																	
COND 34 34 %																	
FUNC 0																	
ECON 0																	
DEPR 34 % GD 66																	
RCNLD \$524,800																	