

Key: 5494

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.223

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SPENCE ROBERT J & MAURA J 75 JERICHO RD SCITUATE, MA 02066				46-6-1-0				75 JERICHO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SPENCE ROBERT J & MAURA J				04/24/2019	F	10	(128397)				
SPENCE ROBERT J & MAURA J				07/10/2014	O	482,500	(120658)				
LAZAROVITCH JOHN F TRUSTE				05/20/1994	A	100	(86391)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0401	04/19/2022	2	ADDITIONS	125,000	07/19/2022	JD	100	40
22-0401	04/19/2022	2	ADDITIONS	125,000	07/19/2022	JD	100	100
19-378	05/23/2019	2	ADDITIONS	33,000	08/15/2019	JD	100	100
14-110	11/21/2014	3	ALTERATIONS	20,000	08/03/2015	SJ	100	100
	10/20/2014	3	ALTERATIONS	45,000	08/03/2015	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,449	OS	1.00	100	1.00	100	1.00	704,000	2.24	100	1.00	595,780

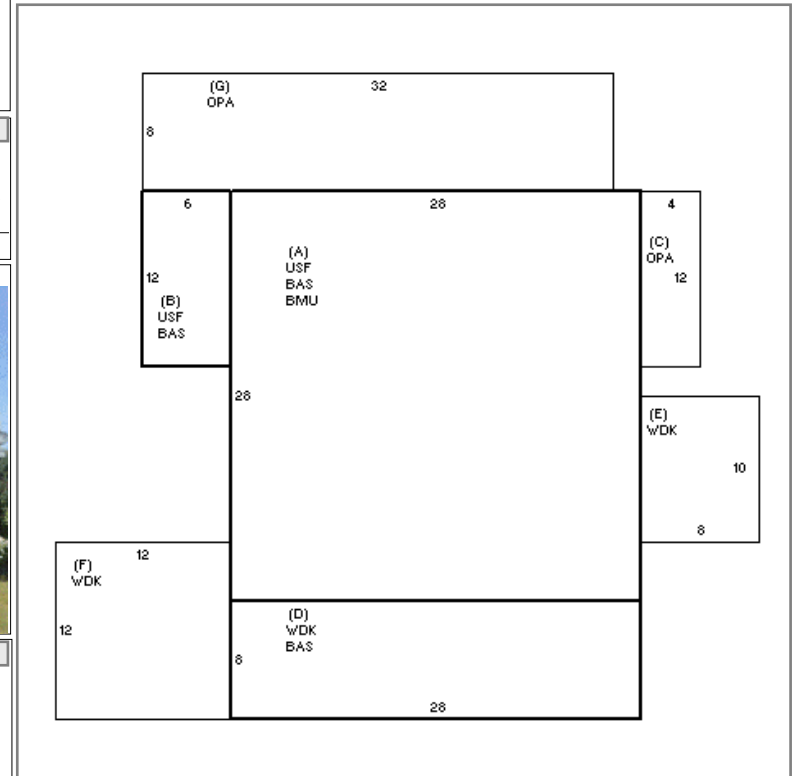
TOTAL	16,449 SF	ZONING		FRNT	314	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	595,800	541,600			
Inf1	FACTOR 100		BUILDING	489,500	435,400			
Inf2	PHY 100		DETACHED	3,200	3,000			
			OTHER	246,600	87,200			
			TOTAL	1,335,100	1,067,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X12		96	14.95	1,000
PTD	G	1.20	10 0.90 20 X 12		240	9.95	2,200



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/15/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	611,929		
NET AREA	1,936	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	784		55.94	43,859	CONDITION ELEM	CD		
\$NLA(RCN)	\$316	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	856	1920	253.17	216,710	EXTERIOR	G		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,080	1920	278.39	300,661	INTERIOR	G	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	304		56.65	17,222	KITCHEN	G			
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	448		42.24	18,923	BATHS	G			
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	G			
BATHROOMS	1	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04									HEAT	U			
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00									ELECT	U			
TOT FIXTURES	5	\$5,491																	
# UNITS	1	1.00																	
																EFF.YR/AGE	2002 / 20		
																COND	18 18%		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$489,500		

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BUILDING

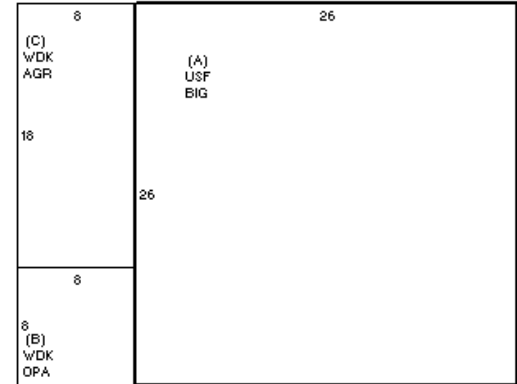
CURRENT OWNER		PARCEL ID		LOCATION	
SPENCE ROBERT J & MAURA J		46-6-1-0		75 JERICO RD	
75 JERICO RD		TRANSFER HISTORY		DOS	T
SCITUATE, MA 02066				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	246,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	EST
STYLE	18	1.00	GAR/QTRS [100%]	REVIEW	4/26/2023	JD
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	246,628		
NET AREA	676	DETAIL ADJ	1.040	FOUNDATION	3	CONT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	676		45.51	30,763	CONDITION ELEM	CD		
\$NLA(RCN)	\$365	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	676	2022	285.31	192,873	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	64		56.65	3,626	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	208		42.24	8,786	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	144		43.76	6,301	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		1,534.50	1,535	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$246,600