

Key: 5500

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.230

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BISIGNANO JAMES P & SUSAN J 83 JERICHO RD NO A SCITUATE, MA 02066				46-7-1-0				83 JERICHO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BISIGNANO JAMES P & SUSAN				02/28/2001	F	100	(98872)				
BISIGNANO JP & SJ, JOHNST				12/11/1995	QS	290,000	(C00088967)				
NICHOLS HARRY & PHYLLIS				01/01/1946	XX	9487-0					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-459	10/04/2010	3	ALTERATIONS	6,670	07/20/2011	SJ	100	100
96-39	02/06/1996	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,212	OS 1.00	100	1.00	100	1.00	880,000	2.75	100	1.00	WV6 2.00	734,130

TOTAL	13,212 SF	ZONING		FRNT	205	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	734,100	667,400		
Infl1	FACTOR 100		BUILDING	339,300	314,900			
Infl2	PHY 100		DETACHED	1,200	1,100			
			OTHER	58,900	55,300			
				TOTAL	1,133,500	1,038,700		

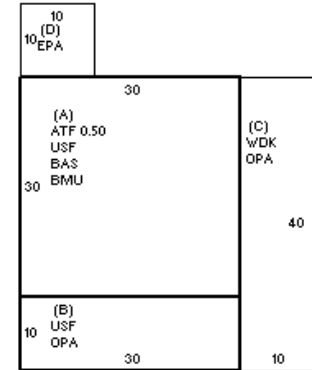
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		100	14.74	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2011	SJ
MODEL	1		RESIDENTIAL	LIST	7/20/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/25/2011	ER
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	737,594	
NET AREA	2,550	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	900		53.53	48,181	CONDITION ELEM	CD	
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	900	1920	265.66	239,091	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,200	1920	241.59	289,904	INTERIOR	
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	450	1920	171.64	77,240	KITCHEN			
ROOMS	9	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	700		56.65	39,655	BATHS			
BEDROOMS	6	1.00	INT FINISH	1	PLASTER	1.00	C	WDK	N	WOOD DECK	400		42.24	16,896	HEAT			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	D	EPA	N	ENCLOSED PORCH	100		99.22	9,922	ELECT			
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00		F31	O	FPL 3S 1OP	1		10,116.70	10,117				
TOT FIXTURES	6	\$6,589																
# UNITS	2	1.02																
																EFF.YR/AGE	1957 / 65	
																COND	54 54 %	
																FUNC	0	
																ECON	0	
																DEPR	54 % GD 46	
																RCNLD	\$339,300	



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CURRENT OWNER		PARCEL ID	LOCATION				
BISIGNANO JAMES P & SUSAN J		46-7-1-0	83 JERICO RD				
83 JERICO RD NO A		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

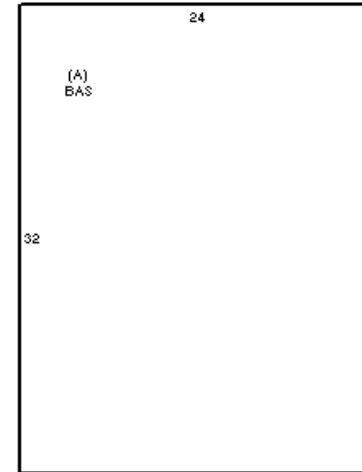
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	58,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	3/25/2011	ER
MODEL	1		RESIDENTIAL	LIST			
STYLE	1	0.85	RANCH [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	163,680	
NET AREA	768	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	768	1950	210.60	161,743			
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00											
				ROOF SHAPE	1	GABLE	1.00											
				ROOF COVER	1	ASPH SHINGLES	1.00											
				FLOOR COVER	2	SOFTWOOD	1.00											
				INT FINISH	1	PLASTER	1.00											
				HEATING/COOLING	99	N/A	1.00											
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		4	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$1,937															
# UNITS		1	1.00															

BLDG COMMENTS	
YR BLT=EST	
TOTAL RCN	163,680
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$58,900