

Key: 5522

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.252

LEGAL

LAND

DETACHED

BUILDING

INDING

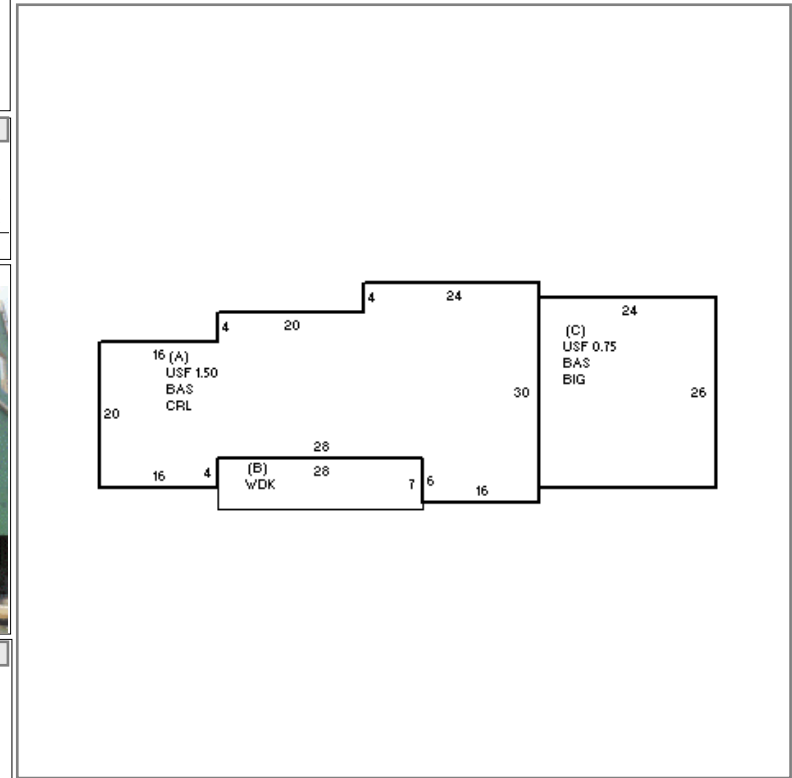
CURRENT OWNER				PARCEL ID				LOCATION			
FORGE AHEAD LLC S/O LENTINE JOHN A & CHERYL A 30 CHURCH ST WESTBORO, MA 01581				46-12-1-0				121 JERICHO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LENTINE JOHN A & CHERYL A				03/17/2023	O	828,000	(135161)				
FORGE AHEAD LLC				01/10/2022	H	725,000	(133292)				
MCCARTHY JAMES A JR & ROS				01/01/1972	QS		(47864)				

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	%
22-0857	08/16/2022	1	NEW CONST	819,000	05/01/2023	JD	50	50
11-054	02/09/2011	7	OTHERS	6,500	08/12/2021	JD	100	100
		3	ALTERATIONS		07/20/2011	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,210	OS 1.00	100	1.00	880,000	4.31	100	1.00	WV6	2.00	715,000

TOTAL	8,189 SF		ZONING	FRNT	243		ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE		NOTE			LAND	715,000	650,000	
Inf1	FACTOR 100			BUILDING	778,200	119,800			
Inf2	PHY 100			DETACHED	100	100			
				OTHER	0	0			
						TOTAL	1,493,300	769,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100



BUILDING	CD	ADJ	DESC	MEASURE	5/1/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/1/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,556,347
NET AREA	4,572	DETAIL ADJ	1.030	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	1,392		17.43	24,259	CONDITION ELEM	CD
\$NLA(RCN)	\$340	OVERALL	1.000	EXT COVER			1.00	+	BAS	L	BASE AREA	2,016	2023	334.94	675,230	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,556	2023	304.59	778,527	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	196		69.12	13,547	KITCHEN	A
				FLOOR COVER			1.00	C	BIG	N	BUILT-IN GARAGE	624		77.67	48,469	BATHS	A
				INT FINISH	2	DRYWALL	1.00									HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A
				FUEL SOURCE	2	GAS	1.00										
																EFF.YR/AGE	2022 / 0
																COND	0 0 %
																FUNC	50 uc
																ECON	0
																DEPR	50 % GD 50
																RCNLD	\$778,200