

Key: 5573

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.301

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAZZELLA LINDA 335 WALK HILL ST ROSLINDALE, MA 02131				46-2-1-0				88 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAZZELLA LINDA				09/11/2007	F		35065-184				
MAZZELLA LINDA & JOSEPH				04/15/1992	QS		10903-200				
MAZZELLA JOSEPH & JENNIE				01/01/1978	XX		4241-709				

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	%
16-420	07/26/2016	3	ALTERATIONS	8,000	08/01/2017	SJ	100	100
91-66	03/01/1991	3	ALTERATIONS				100	100
91-48	02/01/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	100	1.00	528,000	3.58	100	1.00	433,430

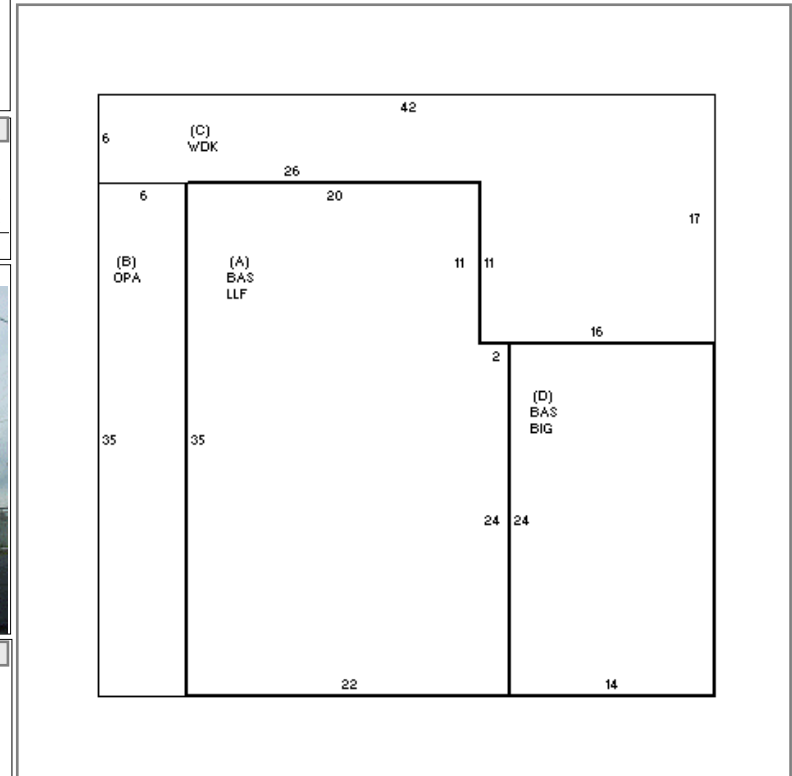
TOTAL	10,019 SF	ZONING	FRNT	200	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	433,400	394,000		
Inf1	FACTOR 100		BUILDING	255,900	231,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	689,300	625,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/19/2010	DR
MODEL	1		RESIDENTIAL	LIST	10/19/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/24/2011	ER
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,832	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$202	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6	1.00		FLOOR COVER	14	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	5	\$3,815					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	370,885
A	LLF	L	LOWER LEVEL FIN	748	1955	134.79	100,819	CONDITION ELEM	CD
+	BAS	L	BASE AREA	1,084	1955	195.41	211,826	EXTERIOR	
B	OPA	N	OPEN PORCH	210		56.65	11,897	INTERIOR	
C	WDK	N	WOOD DECK	428		42.24	18,079	KITCHEN	
D	BIG	N	BUILT-IN GARAGE	336		47.19	15,855	BATHS	
	FPL	O	FIREPLACE	1		8,594.30	8,594	HEAT	
								ELECT	
EFF.YR/AGE								1972 / 50	
COND								31	31 %
FUNC								0	
ECON								0	
DEPR								31	% GD 69
RCNLD									\$255,900