

Key: 5587

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.316

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CORCIONE STEPHANIE A & CHRISTOPHER				46-3-6-0				74 REBECCA RD			
74 REBECCA ROAD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				CORCIONE STEPHANIE A				10/23/2001	F	100	20748-335
				DONNELLY JOSEPH & IRENE				01/01/1961	XX		2781-120
				HIGGINS JOHN W & DOROTHY				01/01/1942	XX		1805-75

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	%
02-021	01/14/2002	3	ALTERATIONS				100	100
91-795	11/29/1991	3	ALTERATIONS				100	100
91-364	09/23/1991	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,917	OS 1.00	100	1.00	100	1.00	528,000	11.61	100	1.00	410,520

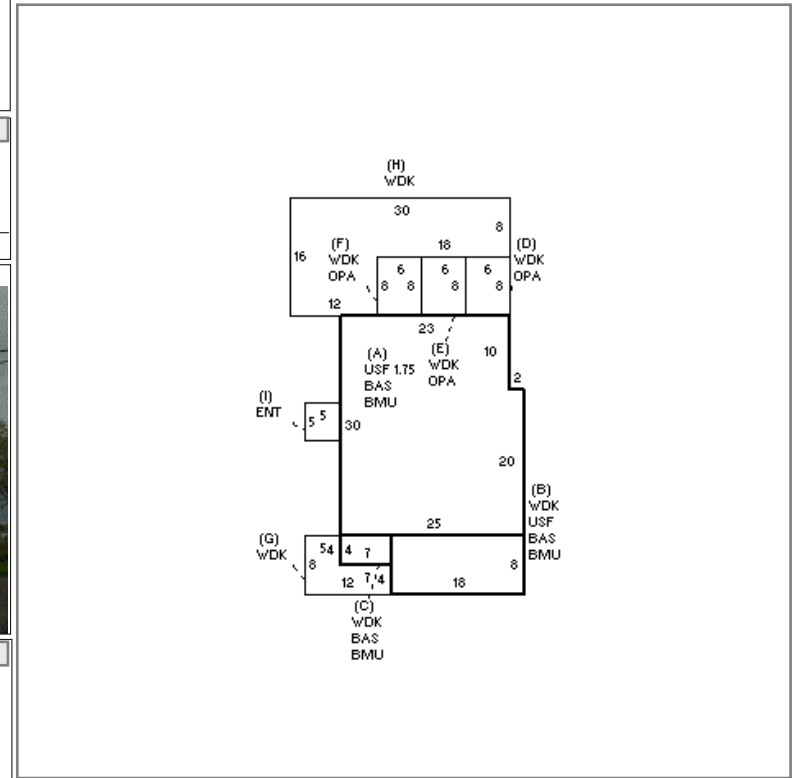
DETACHED

TOTAL	2,919 SF	ZONING	FRNT	77	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	410,500	373,200		
Inf1	FACTOR 100		BUILDING	511,000	461,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	921,500	834,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	10/15/2003
BLDG COMMENTS	



REVIEW

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	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	681,395													
NET AREA	2,324	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	902		53.49	48,246															
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	902	1920	264.24	238,343															
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,422	1920	240.30	341,701															
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	144		56.65	8,158															
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	720		42.24	30,413															
				INT FINISH	1	PLASTER	1.00	I	ENT	N	ENCLOSED ENTRY	25		107.49	2,687															
				HEATING/COOLING	2	HOT WATER	1.02																							
				FUEL SOURCE	99	N/A	1.00																							
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table>													CONDITION ELEM	CD	EXTERIOR		INTERIOR		KITCHEN		BATHS		HEAT		ELECT	
CONDITION ELEM	CD																													
EXTERIOR																														
INTERIOR																														
KITCHEN																														
BATHS																														
HEAT																														
ELECT																														
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td>1990 / 32</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>25 25%</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>25 % GD 75</td> </tr> </tbody> </table>													EFF.YR/AGE	1990 / 32	COND	25 25%	FUNC	0	ECON	0	DEPR	25 % GD 75				
EFF.YR/AGE	1990 / 32																													
COND	25 25%																													
FUNC	0																													
ECON	0																													
DEPR	25 % GD 75																													
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$511,000</td> </tr> </thead> </table>													RCNLD	\$511,000												
RCNLD	\$511,000																													

INDIN

G