

Key: 5594

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.323

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
DUFFY SHAUN & COSTELLO MARTINE 9 ARLINGTON ST, UNIT 1 NEWTON, MA 02458				46-3-10-0				62 REBECCA RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DUFFY SHAUN & COSTELLO MA				09/15/2017	QS	670,000	48928-63					
LOFTUS KATHLEEN M				05/01/1997	QS	265,000	15144-231					
GREEN CAROL A & ANALETTO				07/22/1996	XX	100	14526-119					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,388	OS 1.00	100	1.00	528,000	2.25	100	1.00	WV3		446,730

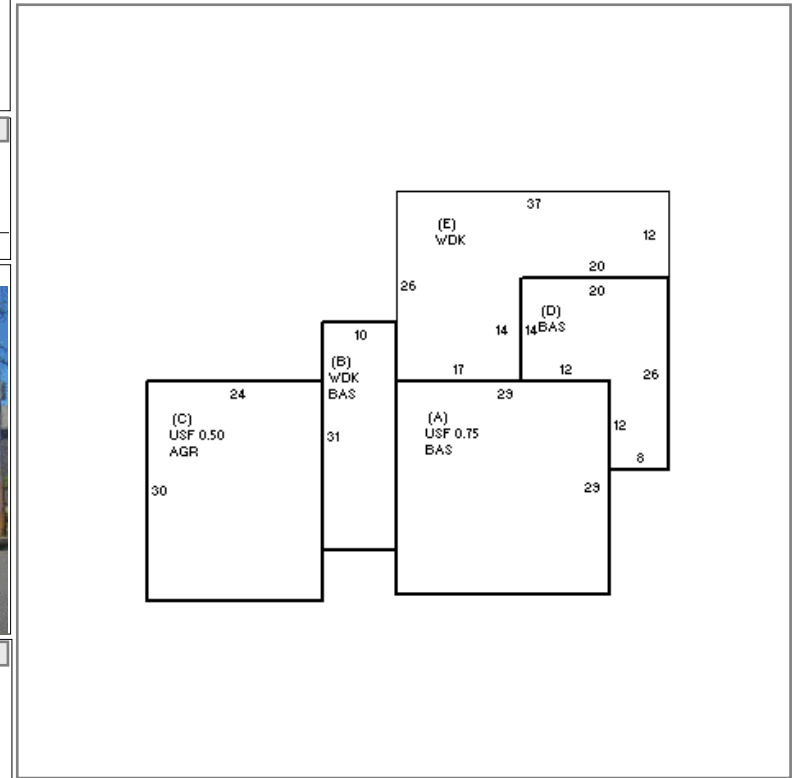
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0641	06/17/2022	3	ALTERATIONS	2,395	05/31/2023	NC	100	100
		7	OTHERS		07/02/2018	JD	100	100
14-173	12/18/2014	3	ALTERATIONS	28,000	08/03/2015	SJ	100	100
13-572	08/29/2013	3	ALTERATIONS	27,000	07/09/2014	MR	100	100
09-276	06/25/2009	7	OTHERS		08/12/2010	SJ	100	100

LAND

TOTAL	16,379 SF	ZONING	FRNT	139	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	446,700	406,100		
Inf1	FACTOR 100		BUILDING	516,200	439,700		
Inf2	PHY 100		DETACHED	3,600	3,500		
			OTHER	0	0		
			TOTAL	966,500	849,300		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/27/2023	NC
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
ROOF DECK.... FIN. ABOVE GARAGE PER MLS  
COND TO GD FY19, OUTSIDE SHOWER

G

YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	653,452		
NET AREA	2,518	DETAIL ADJ	1.075	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,527	1946	229.33	350,186	CONDITION ELEM	CD		
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	991	1946	208.55	206,674	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	720		44.82	32,273	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	992		42.24	41,902	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00		WDK	N	WOOD DECK	32		42.25	1,352	BATHS			
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT			
				HEATING/COOLING	9	WARM/COOL AIR	1.03		HTB	O	HOT TUB	1		3,793.90	3,794	ELECT			
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,586.20	1,586				
																		EFF.YR/AGE	2000 / 22
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$516,200