**Key: 5597**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,327

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| GUYETTE KEITH E & ASPASIA<br>S/O GUYETTE KEITH E & ASPASIA<br>59 REBECCA RD<br>SCITUATE, MA 02066 | 46-3-12-0 | 60 REBECCA RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| GUYETTE KEITH E & ASPASIA | 05/19/2023 | V | 1 | 57927-337 |
| GUYETTE KEITH E & ASPASIA | 07/30/2020 | V | 745,000 | 53165-240 |
| MAHONEY JOHN T III, TR | 11/16/2004 | F | 100 | 29475-346 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1060 | 100 | ACC IMP | | 1 | 1 of 1 |

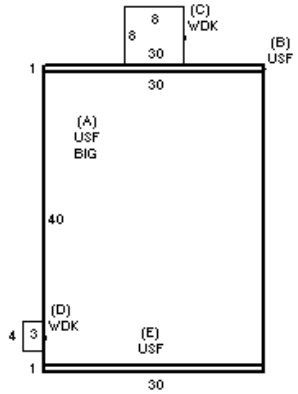
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 22-0346 | 04/04/2022 | 3 | ALTERATIONS | 7,000 | 08/24/2022 | JD | 100 | 50 |
| 22-0346 | 04/04/2022 | 3 | ALTERATIONS | 7,000 | 08/01/2023 | JD | 100 | 100 |
| 92-274 | 03/01/1992 | 3 | ALTERATIONS | | | | 100 | 100 |
| | | 2 | ADDITIONS | | | | 0 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 8,706 | OS 1.00 | VU 0.05 | 100 1.00 | 26,400 | 4.08 | 100 1.00 | WV3 1.20 | | | 21,510 |

| TOTAL | 8,706 SF | ZONING | | FRNT | 64 |
|---|---|---|---|---|---|
| Ngh | OCEANSIDE | NOTE | | | |
| Infl1 | VACANT UNBLD | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 21,500 | 19,600 |
| BUILDING | 115,600 | 106,000 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **137,100** | **125,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 07/20/2022

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 18 | 1.00 | GAR/QTRS [95%] |
| QUALITY | M | 0.60 | MINIMAL [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 8/24/2022 | JD |
| LIST | 8/24/2022 | JD |
| REVIEW | | |

| | | | |
|---|---|---|---|
| YEAR BLT | 1992 | SIZE ADJ | 1.000 |
| NET AREA | 1,260 | DETAIL ADJ | 0.807 |
| $NLA(RCN) | $118 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 2 | 1.00 |
| BEDROOMS | 0 | 1.00 |
| BATHROOMS | 0 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 2 | 774.60 |
| # UNITS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 0.95 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 13 | NONE | 0.85 |
| FUEL SOURCE | 8 | NONE | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BIG | N | BUILT-IN GARAGE | 1,200 | | 18.24 | 21,883 |
| A | USF | L | UPPER STORY FIN | 1,200 | 1992 | 98.30 | 117,957 |
| + | USF | L | UPPER STORY FIN | 60 | 1992 | 98.30 | 5,898 |
| + | WDK | N | WOOD DECK | 76 | | 23.04 | 1,751 |

TOTAL RCN 148,263

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | G |
| HEAT | |
| ELECT | A |

EFF.YR/AGE 1997 / 25

| | | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |

RCNLD $115,600