

Key: 5608

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.338

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| PEREZ HARMONY & JAVIER 40 REBECCA RD SCITUATE, MA 02066 | | | | 46-3-15-0 | | | | 40 REBECCA RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PEREZ HARMONY & JAVIER | | | | 12/10/2020 | QS | 429,000 | 53977-220 | | | | |
| BROWN CHRISTOPHER A & BROWN CHRISTOPHER A | | | | 04/17/2018 | F | 100 | 49697-303 | | | | |
| | | | | 08/16/2005 | A | -100 | 31147-347 | | | | |

| 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 | % |
| 21-491 | 05/11/2021 | 3 | ALTERATIONS | 7,500 | 08/01/2021 | JD | 100 | 100 |
| 02-096 | 02/14/2002 | 3 | ALTERATIONS | | | | 100 | 100 |
| 98-420 | 08/18/1998 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|-------|-------|------|-----|------------|-----------|
| 100 | S | 2,400 | OS 1.00 | 100 | 1.00 | 422,400 | 14.01 | 80 | 0.80 | WV3 | 1.20 | 326,080 |

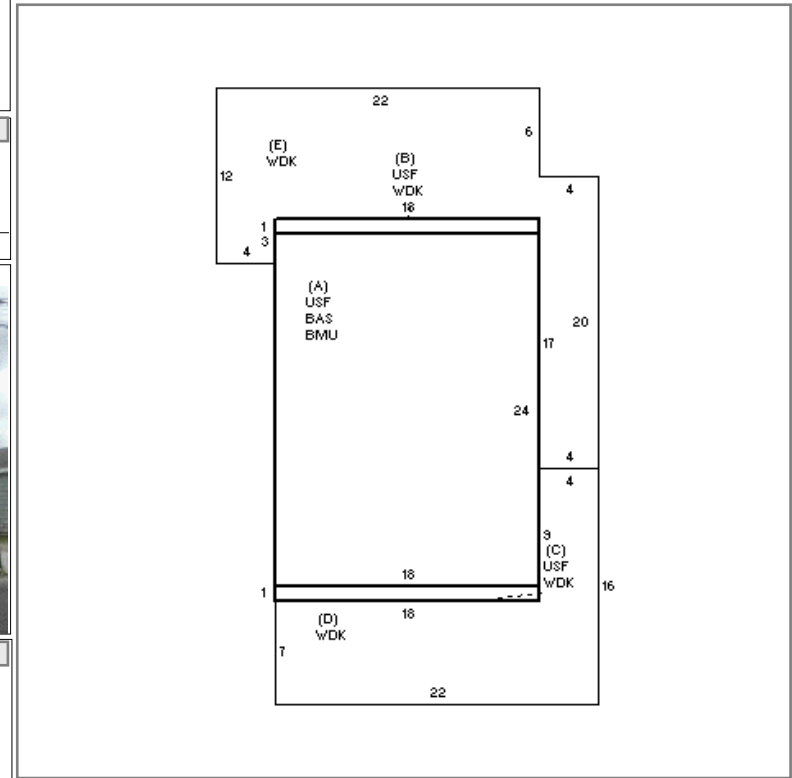
| TOTAL | 2,400 SF | ZONING | FRNT | 45 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|--------------|----------------|----------------|----------|
| Ngh | OCEANSIDE | NOTE | LAND | 326,100 | 296,400 | | |
| Infl1 | FACTOR 100 | | BUILDING | 197,700 | 183,100 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 523,800 | 479,500 | |

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



| BUILDING | CD | ADJ | DESC | MEASURE | 8/1/2021 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/1/2021 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/24/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 432 | | 63.15 | 27,281 |
| EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 432 | 1947 | 251.78 | 108,771 |
| ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 468 | 1947 | 228.97 | 107,158 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 516 | | 38.40 | 19,814 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | |
| INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |



| YEAR BLT | 1947 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|-------|------------|---------|-----------------|----|----------------|------|
| NET AREA | 900 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| \$NLA(RCN) | \$297 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 2 | UNITS | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| ROOMS | 5 | ADJ | 1.00 | FLOOR COVER | 2 | SOFTWOOD | 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 | 2 | GAS | 1.00 |
| TOT FIXTURES | 5 | | \$4,080 | | | | |
| # UNITS | 1 | | 1.00 | | | | |

| TOTAL RCN | 267,104 | |
|----------------|-----------|----|
| CONDITION ELEM | CD | |
| EXTERIOR | G | |
| INTERIOR | A | |
| KITCHEN | A | |
| BATHS | A | |
| HEAT | U | |
| ELECT | U | |
| EFF.YR/AGE | 1984 / 38 | |
| COND | 26 26 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 % GD | 74 |
| RCNLD | \$197,700 | |