

Key: 5697

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.422

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CREMA ALBERTO & S/O CREMA ALBERTO TR & 3 PATRIOTS DRIVE LEXINGTON, MA 02420				21-2-4-M				42 MARYS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CREMA ALBERTO TR & CREMA ALBERTO & MURPHEY REGINALD L &				05/19/2023	F	100	57932-47				
				09/30/2021	QS	736,000	55761-112				
				05/05/2017	O	462,500	48391-221				

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	%
18-65	02/01/2018	3	ALTERATIONS	50,000	07/11/2018	JD	100	100
17-295	05/18/2017	3	ALTERATIONS	20,000	06/29/2017	SJ	100	10

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,805	NS	1.00	100	1.00	100	1.00	R05	1.20		458,090

TOTAL	22,805 SF	ZONING	FRNT	257	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	458,100	416,500
Inf1	FACTOR 100		BUILDING	331,900	295,200		
Inf2	PHY 100		DETACHED	1,700	1,600		
			OTHER	0	0		
					TOTAL	791,700	713,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	40 0.60 20X18		360	7.64	1,700



(A) BAS BMF 0.70 BMU 0.30	44	(B) BAS	12	(C) AGR	24
			26		26

BUILDING	CD	ADJ	DESC	MEASURE	4/16/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/11/2018	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	3/24/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	420.067
NET AREA	1,456	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	343		50.02	17,156		
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	801		70.21	56,239		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,456	1959	207.36	301,915		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	624		46.08	28,756		
				FLOOR COVER	14	COMB	1.00	F12	O	O	FPL 1S 2OP	1		11,381.70	11,382		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2000 / 22
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$331,900