

Key: 5715

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.441

LEGAL

LAND

DETACHED

BUILDING

INDING

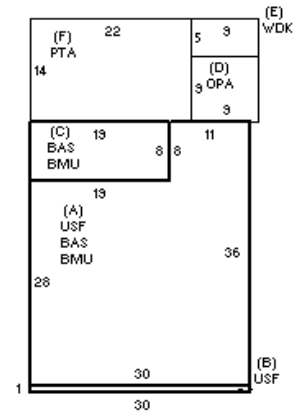
CURRENT OWNER				PARCEL ID				LOCATION			
ROMANO FREDERICK R & LINDA M 45 HERITAGE DRIVE WALPOLE, MA 02081				46-1-19-0				55 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROMANO FREDERICK R & LIND				06/27/2022	QS	895,000	56960-50				
BECKETT FRANCIS JASON &				11/01/2019	QS	520,000	51886-291				
KNIGHTLY THOMAS J & JUDIT				07/01/1983	QS	119,000	5410-437				

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	%
92-517	06/01/1992	7	OTHERS ALTERATIONS		09/01/2022	JD	100	100
		3					100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,723 OS	1.00	100	1.00	660,000	6.08	100	1.00	WF6	1.50	527,260

TOTAL	5,723 SF	ZONING	FRNT	62	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	527,300	479,300
Infl1	FACTOR 100		BUILDING	398,000	369,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		925,300	848,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/15/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/1/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	2,038	DETAIL ADJ	1.040
\$NLA(RCN)	\$238	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$6,656	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,080		46.14	49,833
+	BAS	L	BASE AREA	1,080	1978	208.93	225,642
+	USF	L	UPPER STORY FIN	958	1978	190.00	182,018
D	OPA	N	OPEN PORCH	81		51.51	4,172
E	WDK	N	WOOD DECK	45		38.40	1,728
F	PTA	N	PATIO	308		14.90	4,589
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	485,368
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$398,000