

Key: 5721

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.447

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MARTIN PETER C & LINDA E 43 REBECCA RD SCITUATE, MA 02066				46-1-25-0				43 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARTIN PETER C & LINDA E				01/07/2002	A	270,000	21296-24				
NEILSON JANET A				01/01/1969	XX		3472-433				
BALL LAWRENCE ET AL				01/01/1949	XX		2028-229				

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 %
10-253	06/16/2010	3	ALTERATIONS	85,000	08/12/2010	SJ	100 100
10-253	06/16/2010	3	ALTERATIONS	85,000	07/20/2011	SJ	100 100
02-308	06/13/2002	3	ALTERATIONS				100 100
91-578	11/04/1991	3	ALTERATIONS				100 100
91-76	03/01/1991	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,719	OS 1.00	100	1.00	100	1.00	660,000	7.31	100	1.00	WF6 1.50	522,920

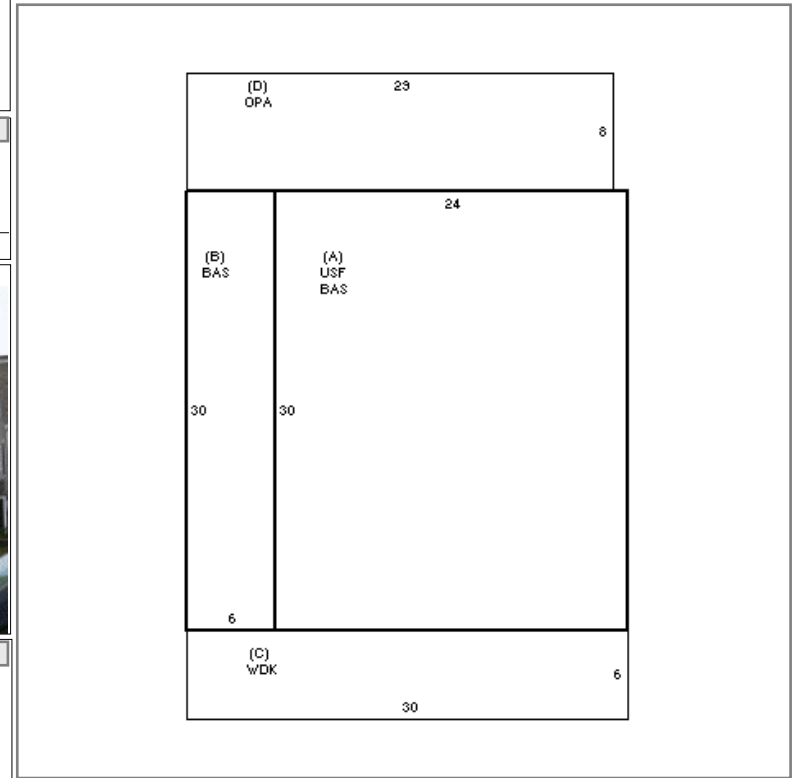
TOTAL	4,704 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	522,900	475,400		
Inf1	FACTOR 100		BUILDING	367,800	327,000		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
<b>TOTAL</b>			<b>890,900</b>	<b>802,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	2003	20	17.03	200



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	497,029	
NET AREA	1,620	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	900	1920	296.59	266,929	CONDITION ELEM	CD	
\$NLA(RCN)	\$307	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	720	1920	269.72	194,195	EXTERIOR		
				ROOF SHAPE	3	GAMBREL	1.00	C	WDK	N	WOOD DECK	180		46.08	8,294	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	232		61.80	14,338	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887	BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	99	N/A	1.00									ELECT		
				FUEL SOURCE	2	GAS	1.00											
																	EFF.YR/AGE	1985 / 37
																	COND	26 26 %
																	FUNC	0
																	ECON	0
																	DEPR	26 % GD 74
																	RCNLD	\$367,800