

Key: 5722

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.448

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
YEE FABIANA 41 REBECCA RD SCITUATE, MA 02066				46-1-26-0				41 REBECCA RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
YEE FABIANA				07/01/2020	QS	555,000	53008-306					
WHITING STEVEN L & KATHLE				10/23/2015	QS	520,000	46190-253					
FLYNN JANE M				03/12/2010	F	-100	38321-277					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,767	OS 1.00	100	1.00	660,000	9.08	100	1.00	WF6	1.50	518,190

TOTAL	3,746 SF	ZONING	FRNT	38	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	518,200	471,100
Inf1	FACTOR 100		BUILDING	230,900	215,200		
Inf2	PHY 100		DETACHED	2,600	2,500		
			OTHER	0	0		
					TOTAL	751,700	688,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00 40 0.60	38X16		608	7.10	2,600



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/29/2020	JD
QUALITY	A	1.00	AVERAGE [100%]	MLS		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,582	DETAIL ADJ	0.950	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$208	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7	1.00		FLOOR COVER	14	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	7	\$5,320					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,060	1955	200.86	212,912
+	USF	L	UPPER STORY FIN	522	1955	182.66	95,349
+	WDK	N	WOOD DECK	216		38.40	8,294
E	EPA	N	ENCLOSED PORCH	88		90.20	7,938

TOTAL RCN	329,813	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	A
EFF.YR/AGE		1973 / 49	
COND	30	30	%
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD	\$230,900		

