

Key: 5871

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.596

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZOFFREO ROBERT P TR 19 FOSTER RD BELMONT, MA 02478				50-6-3-0				13 BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZOFFREO ROBERT P TR				10/08/2013	F	10	43692-125				
ZOFFREO ROBERT				07/31/2013	H	270,001	43427-306				
SCHRAUT H J,L,W,R,L,J M,C				09/08/2012	F	1	41776-272				

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	%
14-010	01/14/2014	3	ALTERATIONS	9,860	09/25/2014	RJM	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,000	HBR 1.00	100	1.00	100	1.00	616,000	1.52	100	1.00	R02 1.40	538,680

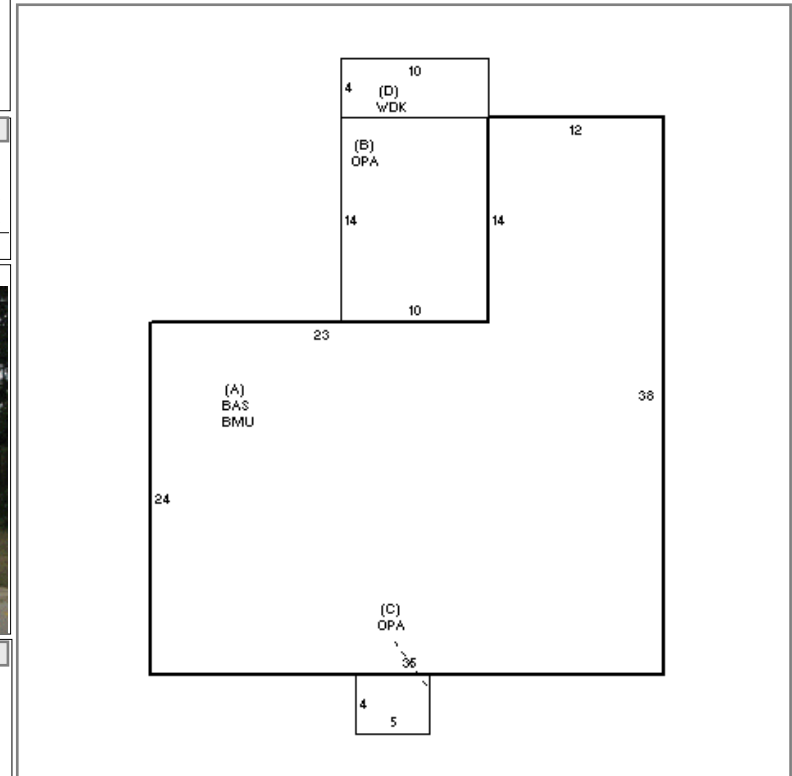
TOTAL	25,000 SF	ZONING		FRNT	94	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	538,700	454,700			
Inf1	FACTOR 100		BUILDING	138,300	127,800			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>677,000</b>	<b>582,500</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/25/2014	RJM
MODEL	1		RESIDENTIAL	LIST	10/22/2001	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/26/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1942	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	266.050
NET AREA	1,008	DETAIL ADJ	0.832	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		47.03	47,402	CONDITION ELEM	CD
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	A	BAS	L	BASE AREA	1,008	1942	198.01	199,594	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	160		51.50	8,240	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	40		38.40	1,536	KITCHEN	
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS	
				INT FINISH	1	PLASTER	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		3	\$1,997														
# UNITS		1	1.00														

EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$138,300