

Key: 6016

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.718

LEGAL


| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION   |  |  |  |
|--|--|--|--|------------|----|------------|--------------|------------|--|--|--|
| PERFETUO CHARLES & KERRY A TRS<br>36 OTIS PL<br>SCITUATE, MA 02066 |  |  |  | 50-4-22-0  |    |            |              | 36 OTIS PL |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |            |  |  |  |
| PERFETUO CHARLES & KERRY   |  |  |  | 01/11/2022 | F  | 10         | 56267-290    |            |  |  |  |
| PERFETUO CHARLES & KERRY   |  |  |  | 06/04/2019 | O  | 664,000    | 51192-103    |            |  |  |  |
| GREGORY MICHELLE   |  |  |  | 04/15/2005 | QS | 475,000    | 30351-208-09 |            |  |  |  |

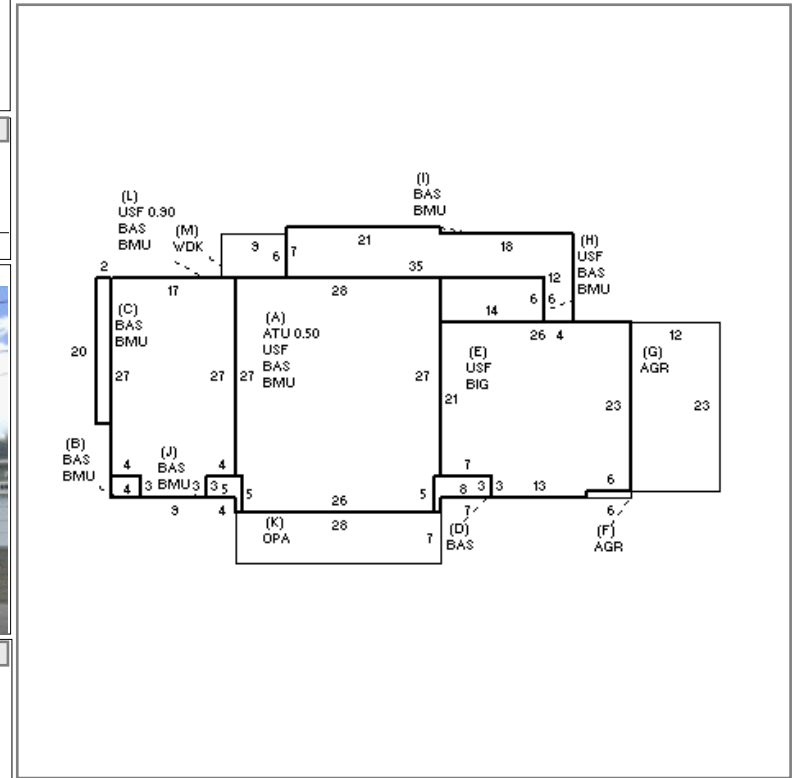
| CLASS  | CLASS%     | DESCRIPTION   |             |         | BN ID      | BN  | CARD   |     |
|--------|------------|---------------|-------------|---------|------------|-----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |             |         |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC        | AMOUNT  | INSP       | BY  | 1st    | %   |
| 19-469 | 06/20/2019 | 4             | DEMO        | 10,000  | 07/10/2019 | JD  | 100    | 100 |
| 19-389 | 05/29/2019 | 1             | NEW CONST   | 440,000 | 04/27/2020 | JD  | 100    | 100 |
| 19-389 | 05/28/2019 | 1             | NEW CONST   | 440,000 | 06/03/2019 | TCK | 100    | 0   |
| 98-120 | 04/08/1998 | 3             | ALTERATIONS |         |            |     | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Ngh      | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 15,500   | HBR 1.00 | 100  | 1.00 | 100      | 1.00 |      | R08 | 1.40 |            | 519,200   |

DETAILED

| TOTAL | 15,507 SF | ZONING | NOT E      | FRNT | 166     | ASSESSED | LAND 519,200<br>BUILDING 1,508,800<br>DETACHED 2,600<br>OTHER 0<br>TOTAL 2,030,600 | CURRENT  | 438,300<br>1,259,400<br>2,400<br>0<br>1,700,100 | PREVIOUS |  |
|-------|-----------|--------|------------|------|---------|----------|--|--|---|----------|--|
| Ngh   | HARBOR    | Inf1   | FACTOR 100 | Inf2 | PHY 100 | PHOTO    | 05/04/2020   |  |   |          |  |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/27/2020 | JD  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/27/2020 | EST |
| STYLE    | 20 | 1.35 | NEW STYLE [100%]  | REVIEW  |           |     |
| QUALITY  | V  | 1.40 | VERY GOOD [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG

| YEAR BLT     | 2020  | SIZE ADJ   | 1.000           | ELEMENT    | CD            | DESCRIPTION    | ADJ   | S    | BAT | T               | DESCRIPTION     | UNITS     | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 1,539,618   |  |
|--------------|-------|------------|-----------------|------------|---------------|----------------|-------|------|-----|-----------------|-----------------|-----------|----------|-----------|---------|----------------|-------------|--|
| NET AREA     | 3,834 | DETAIL ADJ | 1.390           | FOUNDATION | 4             | CONT BSMT WALL | 1.00  | +    | BMU | N               | BSMT UNFINISHED | 1,804     |          | 57.58     | 103,883 | CONDITION ELEM | CD          |  |
| \$NLA(RCN)   | \$402 | OVERALL    | 1.000           | EXT COVER  | 1             | WD SHINGLES    | 1.00  | +    | USF | L               | UPPER STORY FIN | 2,004     | 2020     | 325.30    | 651,897 | EXTERIOR       | A           |  |
| CAPACITY     |       |            | UNITS           | ADJ        | ROOF SHAPE    | 1              | GABLE | 1.00 | A   | ATU             | N               | ATTIC UNF | 443      | 51.80     | 22,947  | INTERIOR       | A           |  |
| STORIES      | 2.35  | 1.00       | ROOF COVER      | 1          | ASPH SHINGLES | 1.00           | +     | BAS  | L   | BASE AREA       | 1,830           | 2020      | 357.71   | 654,608   | KITCHEN | A              |             |  |
| ROOMS        | 9     | 1.00       | FLOOR COVER     | 12         | COMB          | 1.00           | E     | BIG  | N   | BUILT-IN GARAGE | 597             |           | 76.55    | 45,700    | BATHS   | A              |             |  |
| BEDROOMS     | 4     | 1.00       | INT FINISH      | 2          | DRYWALL       | 1.00           | +     | AGR  | N   | ATT GARAGE      | 282             |           | 55.07    | 15,530    | HEAT    | A              |             |  |
| BATHROOMS    | 3     | 1.00       | HEATING/COOLING | 9          | WARM/COOL AIR | 1.03           | K     | OPA  | N   | OPEN PORCH      | 196             |           | 72.10    | 14,132    | ELECT   | A              |             |  |
| # 1/2 BATHS  | 1     | 1.00       | FUEL SOURCE     | 2          | GAS           | 1.00           | M     | WDK  | N   | WOOD DECK       | 54              |           | 53.77    | 2,904     |         |                |             |  |
| TOT FIXTURES | 13    | \$20,238   |                 |            |               |                |       | GFP  | O   | GAS FIREPLACE   | 1               |           | 7,778.40 | 7,778     |         |                |             |  |
| # UNITS      | 1     | 1.00       |                 |            |               |                |       |      |     |                 |                 |           |          |           |         |                |             |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | EFF.YR/AGE     | 2020 / 2    |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | COND           | 2 2 %       |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | FUNC           | 0           |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | ECON           | 0           |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | DEPR           | 2 % GD 98   |  |
|              |       |            |                 |            |               |                |       |      |     |                 |                 |           |          |           |         | RCNLD          | \$1,508,800 |  |