

Key: 6075

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.774

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MIRABITO PAUL J 131R WINTER STREET NORWELL, MA 02061				51-3-26-0				23-A-D HENRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MIRABITO PAUL J				08/25/1994	D	145,000		13102-257			
ROCKETT MARY E				01/01/1976	XX			D0555-6000			
ROCKETT WILLIAM A				01/01/1961	XX			(C00029114)			


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15-748	11/05/2015	3	ALTERATIONS	260,000	08/01/2016	SJ	100 50
15-748	11/05/2015	3	ALTERATIONS	260,000	08/08/2017	SJ	100 100
95-133	03/23/1995	3	ALTERATIONS				100 100
94-484	08/01/1994	3	ALTERATIONS				100 100
94-485	08/01/1994	3	ALTERATIONS				100 100

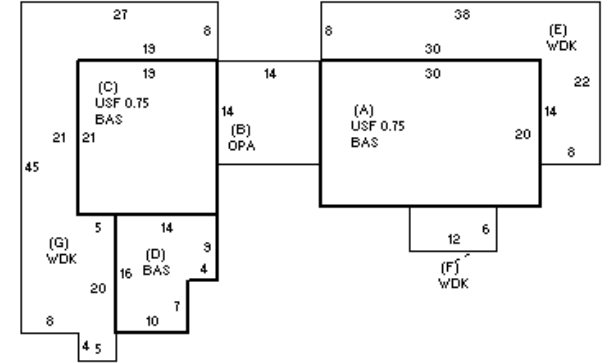
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CLF 1.00	100	1.00	1,672,000	1.00	100	1.00	WF3	3.80	1,535,350
300	A	0.662	CLF 1.00	100	1.00	37,620	1.00	50	0.50	WF3	3.80	24,900

DETACHED

TOTAL	1.580 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS		NOTE			LAND	1,560,300	1,419,700
Inf1	FACTOR 100			BUILDING	364,300	338,400		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	235,200	209,300		
					TOTAL	2,159,800	1,967,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/11/2017
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	3/18/2011	ER
MODEL	1		RESIDENTIAL					
STYLE	5	1.00	COLONIAL [100%]					
QUALITY	A	1.00	AVERAGE [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

BLDG COMMENTS
FY12 FR- CONV TO COLONIAL... # 23B AND B1

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	461,112															
NET AREA	1,944	DETAIL ADJ	1.029	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,195	1950	208.45	249,102																	
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	749	1950	189.57	141,985																	
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	196		51.50	10,094																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	1,100		38.40	42,240																	
				FLOOR COVER	14	COMB	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813																	
				INT FINISH	1	PLASTER	1.00																									
				HEATING/COOLING	9	WARM/COOL AIR	1.03																									
				FUEL SOURCE	2	GAS	1.00																									
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

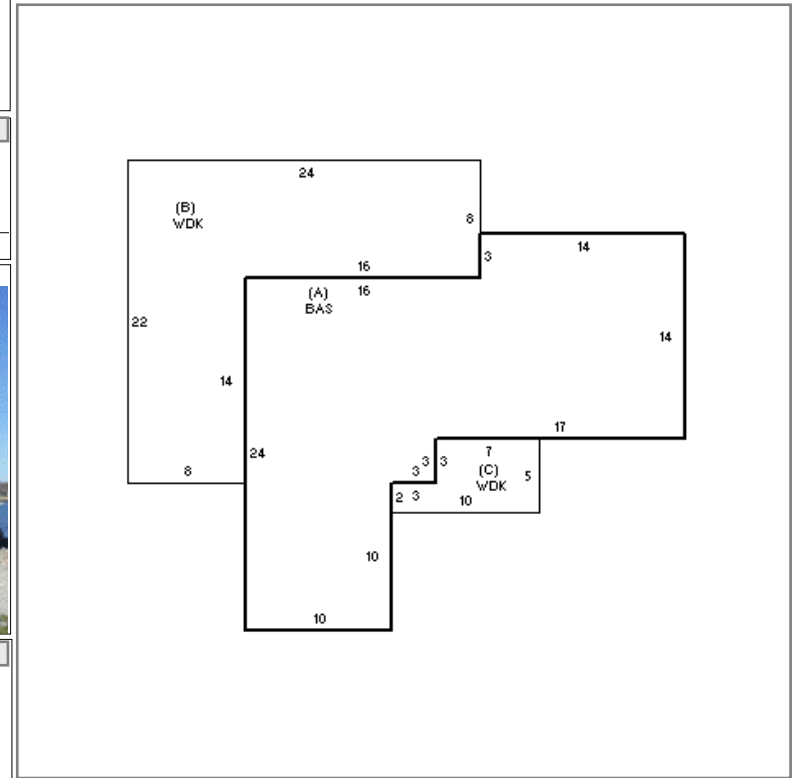
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	116,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/02/2011



BLDG COMMENTS
23 C



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	ER
MODEL	1		RESIDENTIAL	LIST			
STYLE	6	0.85	COTT/BUNGALOW [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	147,060
NET AREA	511	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	511	1995	257.95	131,813		
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	345		38.40	13,248		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES		1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00										
ROOMS		3	1.00	FLOOR COVER	13	COMB	1.00										
BEDROOMS		1	1.00	INT FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	1	FORCED AIR	1.00										
# 1/2 BATHS		0	1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES		3	\$1,999														
# UNITS		1	1.00														
																EFF.YR/AGE	2000 / 22
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$116,200