

Key: 6108

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.811

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KONDE PETER A & URSULA 270 MILL ST NEWTONVILLE, MA 02460				51-2-6-B				124 EDWARD FOSTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KONDE PETER A & URSULA				08/17/1998	QS	325,000	16508-180				
LIPSTON JEFFREY J & CLAUD				08/21/1987	QS	300,000	7949-344				

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	%
01-593	10/16/2001	4	DEMO				100	100
01-593	10/16/2001	1	NEW CONST				100	100
91-760	11/26/1991	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

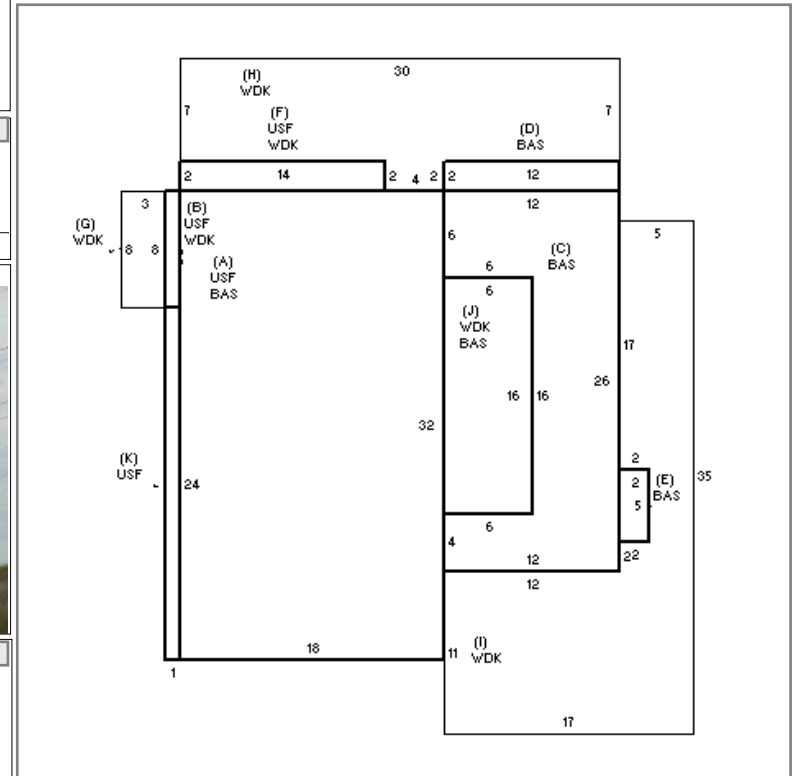
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,983 CLF	1.00	100	80	1,136,960	2.61	85	0.85	WF3	3.80	951,880

TOTAL	13,983 SF	ZONING	FRNT	81	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E	INFL. 3 = VELOCITY ZONE		LAND	951,900	1,081,700
Inf1	FACTOR 100		INFL 2 = LOC		BUILDING	328,600	309,700
Inf2	PHY 80		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,280,500	1,391,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
FY12 FR- CONV TO COLONIAL		



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/10/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,558	DETAIL ADJ	0.980	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6		1.00	FLOOR COVER	13	COMB	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6		\$5,645				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	922	2002	249.39	229,936
+	WDK	N	WOOD DECK	671		46.08	30,919
+	USF	L	UPPER STORY FIN	636	2002	226.79	144,240

TOTAL RCN	410,740
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$328,600