

Key: 6117

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.820

LEGAL

LAND

DETACHED

BUILDING

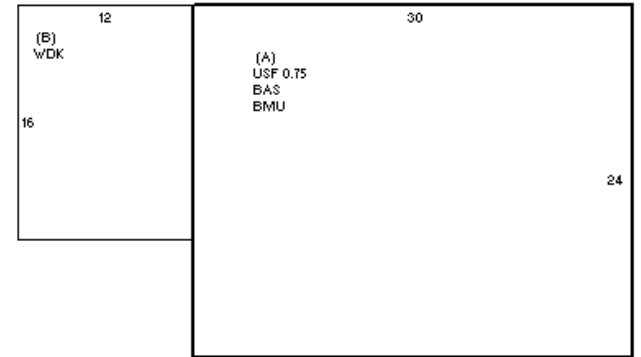
CURRENT OWNER				PARCEL ID				LOCATION			
LEBLANC PAUL D 33 CORNET STETSON RD SCITUATE, MA 02066				52-1-6-0				33 CORNET STETSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEBLANC PAUL D				08/25/2020	H		53307-183				
LEBLANC PAUL D & ALICE F				07/20/2004	F	1	28695-6				
LEBLANC PAUL D				05/02/1986	QS	117,000	6744-348				

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	%

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,030	WS 1.00	100	1.00	374,000	1.58	100	1.00	R02	0.85	325,920

TOTAL	24,045 SF	ZONING	W. SCITUATE	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE		LAND		325,900	278,900	
Infl1	FACTOR 100		BUILDING	239,300	216,100			
Infl2	PHY 100		DETACHED	600	600			
			OTHER	0	0			
				TOTAL		565,800	495,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1996	50	17.03	600



BUILDING	CD	ADJ	DESC	MEASURE	9/11/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/11/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/18/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	346,873	
NET AREA	1,260	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		52.37	37,708	CONDITION ELEM	CD	
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	720	1958	245.56	176,804	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	540	1958	223.31	120,588	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	192		38.40	7,373	KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$239,300