

Key: 6143

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.845

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ALMOND JONATHAN P & ALISON E 176 STOCKBRIDGE RD SCITUATE, MA 02066				54-2-10-0				176 STOCKBRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALMOND JONATHAN P & ALISO				07/01/2021	QS	705,000	55251-342				
DIGIANO PETER A & MEGAN E				05/05/2017	O	437,000	48394-234				
176 STOCKBRIDGE RD LLC				07/11/2016	U	240,000	47161-198				

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 %
16-408		7	OTHERS		08/02/2022	JD	100 100
91-450	07/21/2016	7	OTHERS		08/24/2021	JD	100 100
	09/05/1991	3	ALTERATIONS	55,000	08/10/2017	SJ	100 100
		2	ADDITIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,284 GB	1.00	100	1.00	100	1.00		R02	0.85		327,390

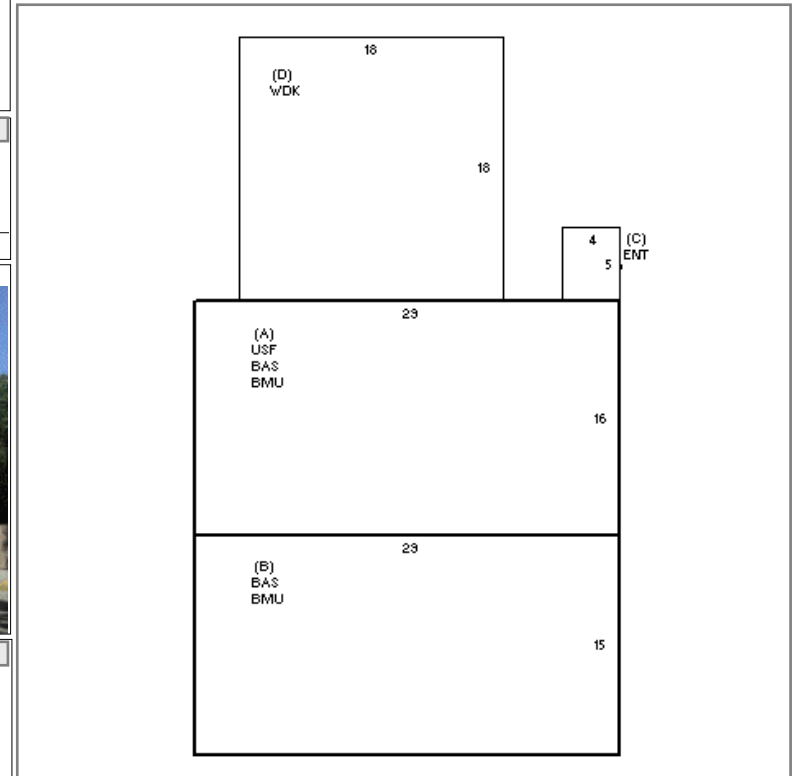
TOTAL	25,284 SF	ZONING	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	327,400	280,100
Inf1	FACTOR 100		BUILDING	367,800	340,900		
Inf2	PHY 100		DETACHED	1,500	1,400		
			OTHER	0	0		
					TOTAL	696,700	622,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 14X10		140	13.34	1,500



BUILDING	CD	ADJ	DESC	MEASURE	8/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/2/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/24/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,363	DETAIL ADJ	1.030
\$NLA(RCN)	\$300	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	\$8,158
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	899		53.53	48,127
EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	899	1957	247.91	222,873
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	464	1957	225.45	104,609
ROOF COVER	1	ASPH SHINGLES	1.00	C	ENT	N	ENCLOSED ENTRY	20		107.47	2,149
FLOOR COVER	14	COMB	1.00	D	WDK	N	WOOD DECK	324		42.24	13,686
INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	408,665
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$367,800
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