

Key: 620

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 559

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
D'ARCANGELO SUSAN I 16 LANGDON LN SCITUATE, MA 02066				38-1-3-0				16 LANGDON LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
D'ARCANGELO SUSAN I				11/02/2007	H	1	35258-335				
D'ARCANGELO DOMENIC L & S				03/01/1999	QS	213,500	17197-172				
CHASE D A & MCCANN JOHN L				01/10/1990	QS	140,000	9555-44				

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	%
11-572	09/19/2011	3	ALTERATIONS	2,671	07/31/2012	SJ	100	100
99-92	03/19/1999	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,047	SC 1.00	100	1.00	396,000	1.33	100	1.00	R03	0.90	351,150

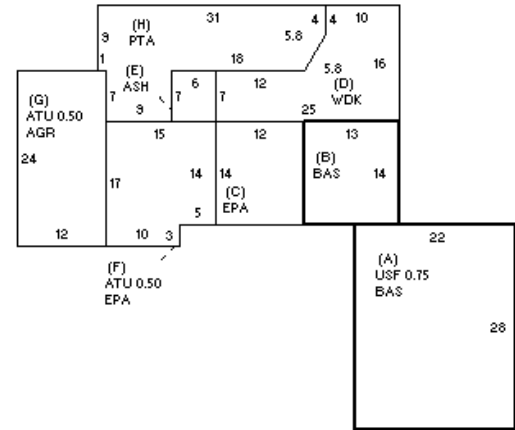
TOTAL	29,047 SF	ZONING	FRNT	180	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M37. C/W 2...			LAND	351,200	337,000
Inf1	FACTOR 100		BUILDING	156,000	146,500		
Inf2	PHY 100		DETACHED	200	200		
				OTHER	0	0	
TOTAL					507,400	483,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200

PHOTO 10/01/2003



BUILDING	CD	ADJ	DESC	MEASURE	7/31/2012	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	433,470
NET AREA	1,260	DETAIL ADJ	1.122	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	798	1930	275.52	219,865		
\$NLA(RCN)	\$344	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	462	1930	250.55	115,756		
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	408		99.22	40,482		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	273		42.24	11,531		
				FLOOR COVER	99	N/A	1.00	E	ASH	N	ATT SHED	42		24.59	1,033		
				INT FINISH	99	N/A	1.00	+	ATU	N	ATTIC UNF	264		40.70	10,745		
				HEATING/COOLING	2	HOT WATER	1.02	G	AGR	N	ATT GARAGE	288		57.44	16,542		
				FUEL SOURCE	99	N/A	1.00	H	PTA	N	PATIO	335		16.39	5,491		
									F21	O	FPL 2S 1OP	1		9,062.90	9,063		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$156,000