

Key: 6425

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.129

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CARBONE DONALD E & CARBONE MICHAEL A C/O DONALD CARBONE 71 JARVIS CIRCLE NEEDHAM, MA 02492				55-6-30-0				25 TOWN WAY EXT				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CARBONE DONALD E & CARBONE DONALD & ROBERTA FASSNACHT PHILIP S & KANE				09/24/2021	H		(13212)	
				01/01/1969	QS		(42037)					
				01/01/1964	XX		(C00034093)					

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	%
14-322	06/11/2014	3	OTHERS	4,500	08/28/2023	JD	100	100
13-727	10/31/2013	3	ALTERATIONS	3,000	08/13/2015	SJ	100	100
08-289	07/02/2008	3	ALTERATIONS	5,800	09/29/2014	RJM	100	100
					08/11/2009	SJ	100	100

LAND


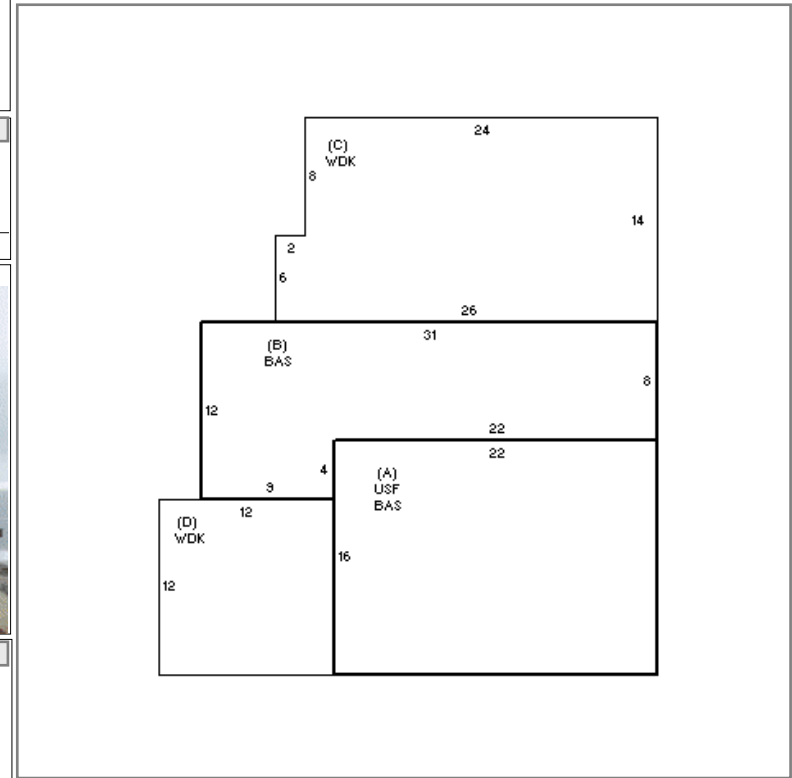
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	5,450	CLF	1.00	100	1.00	100	1.00	462,000	6.37	70	0.70	WF6	1.50		368,290

TOTAL	5,450 SF	ZONING	INFL 3 = SEASONAL ACCESS ONLY	FRNT	52	ASSESSED	368,300	CURRENT	334,800	PREVIOUS	55,600
Ngh	CLIFFS	NOTE		LAND	98,700	0	0	0	0	0	
Infl1	FACTOR 100			BUILDING	0	0	0	0	0	0	
Infl2	PHY 100			DETACHED	0	0	0	0	0	0	
				OTHER	0	0	0	0	0	0	
				TOTAL	467,000	390,400					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/28/2023

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/28/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/28/2023	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/17/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	182,694		
NET AREA	988	DETAIL ADJ	0.708	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	636	1935	169.54	107,830	CONDITION ELEM	CD		
\$NLA(RCN)	\$185	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	352	1935	154.18	54,272	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	492		38.40	18,893	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	F		
				INT FINISH	1	PLASTER	1.00									HEAT	F		
				HEATING/COOLING	13	NONE	0.85									ELECT	O		
				FUEL SOURCE	99	N/A	1.00												
																	EFF.YR/AGE	1961 / 61	
																	COND	46 46 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	46 % GD 54	
																	RCNLD	\$98,700	