

Key: 6480

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.181

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
CAGGIANO ROBERT A TR & LYNDA A CAGGIANO-MATTEI TR 432 LOWELL AVE NEWTONVILLE, MA 02460										56-1-14-0				36 CRESCENT AV			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
CAGGIANO ROBERT A TR & CAGGIANO ANTHONY J & ANN										02/17/2017	F	100	48121-253				
CAGGIANO ANNA										02/11/2005	F	10	29983-14				
										05/06/1991	QS		10265-208				

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	%
14-258	05/14/2014	3	ALTERATIONS	20,000	09/29/2014	RJM	100	100
08-584	11/20/2008	3	ALTERATIONS	22,000	08/13/2009	SJ	100	100
04-290	05/19/2004	3	ALTERATIONS	1,000	09/07/2004	SJ	100	100
91-281	06/26/1991	2	ADDITIONS				100	100

LAND

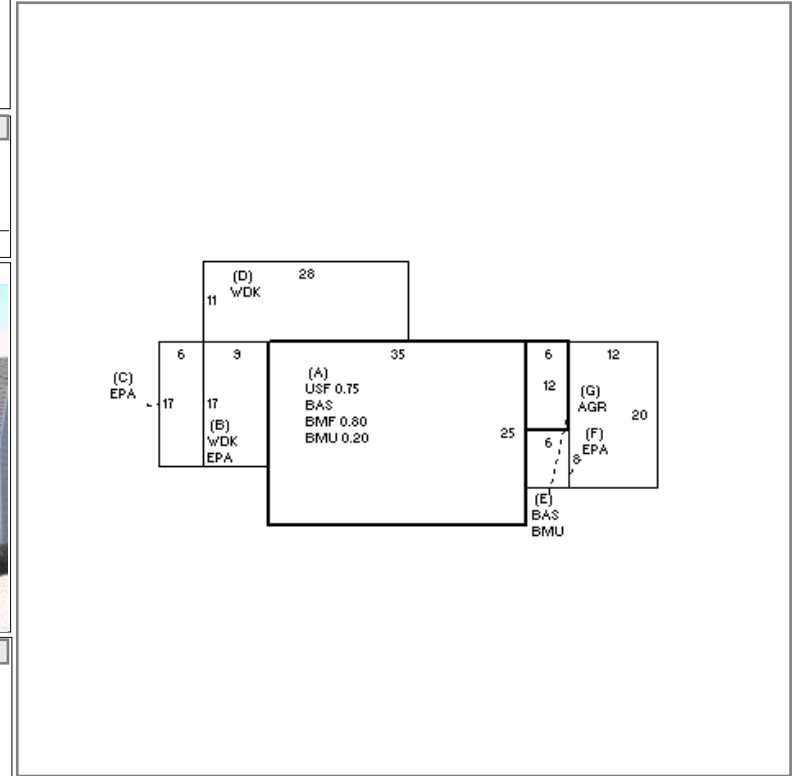
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,933 CLF	1.00	100	1.00	1,188,000	5.06	90	0.90	WV6	3.00	957,380

TOTAL	6,926 SF	ZONING	FRNT	166	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	957,400	870,300
Inf1	FACTOR 100		BUILDING	386,500	343,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,343,900</b>	<b>1,214,000</b>	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/16/2019	JD
MODEL	1		RESIDENTIAL	LIST	4/16/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	536,754																							
NET AREA	1,603	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	247		52.70	13,017	CONDITION ELEM	CD																							
\$NLA(RCN)	\$335	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	700		73.98	51,787	EXTERIOR	G																							
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	947	1930	255.07	241,549	INTERIOR	G																							
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	656	1930	231.96	152,164	KITCHEN	G																							
				FLOOR COVER	2	SOFTWOOD	1.00	+	EPA	N	ENCLOSED PORCH	303		99.22	30,064	BATHS	G																							
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	461		42.24	19,472	HEAT	A																							
				HEATING/COOLING	1	FORCED AIR	1.00	G	AGR	N	ATT GARAGE	240		61.66	14,797	ELECT	A																							
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063																									
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">EFF.YR/AGE</th> <th colspan="2">1977 / 45</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>28</td> <td>28</td> <td>%</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> <td></td> </tr> <tr> <td>DEPR</td> <td>28</td> <td>% GD</td> <td>72</td> </tr> <tr> <td>RCNLD</td> <td></td> <td></td> <td>\$386,500</td> </tr> </tbody> </table>																	EFF.YR/AGE		1977 / 45		COND	28	28	%	FUNC	0			ECON	0			DEPR	28	% GD	72	RCNLD			\$386,500
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