

Key: 6494

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.195

LEG
AL
LAND


CURRENT OWNER				PARCEL ID				LOCATION				
APICELLA CRESCENT LLC 450 HIGHLAND AVE SALEM, OH 44460				56-2-3-0				21 CRESCENT AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
APICELLA CRESCENT LLC				03/03/2017	F	1	48170-217					
APICELLA SALVATORE C &				12/04/2007	F	1	35364-326					
APICELLA SALVATORE C & AL				04/27/2007	F	1	34448-111					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,824	CLF 1.00	100	1.00	1,320,000	3.32	100	1.00	WV6	3.00	1,088,340

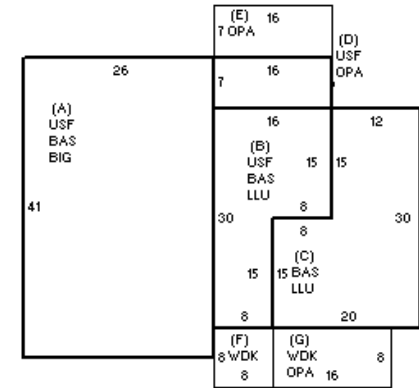
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-755	12/09/2011	2	ADDITIONS	300,000	08/29/2012	SJ	100	100
11-755	12/09/2011	2	ADDITIONS	300,000	08/29/2012	SJ	100	100
		7	OTHERS		07/28/2004	SJ	100	100
		7	OTHERS				100	100

LAND

TOTAL	10,803 SF	ZONING	FRNT	78	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,088,300	989,400
Inf1	FACTOR 100		BUILDING	719,000	639,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,807,300	1,629,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/19/2010
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/29/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/29/2012	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%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	933,737															
NET AREA	3,444	DETAIL ADJ	1.178	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	1,066		49.54	52,814																	
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	13	STONE VENEER	1.05	+	BAS	L	BASE AREA	1,906	1959	235.46	448,786																	
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	1,066	2012	214.13	228,258																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	LLU	N	LOWER LEVEL UNF	840		68.36	57,422																	
				FLOOR COVER	14	COMB	1.00	+	USF	L	UPPER STORY FIN	472	1959	214.12	101,067																	
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	352		56.65	19,941																	
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	192		42.24	8,110																	
				FUEL SOURCE	99	N/A	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009																	
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR		INTERIOR		KITCHEN		BATHS		HEAT		ELECT		
CONDITION ELEM	CD																															
EXTERIOR																																
INTERIOR																																
KITCHEN																																
BATHS																																
HEAT																																
ELECT																																
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1995 / 27</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>23</td> <td>23 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>23</td> <td>% GD 77</td> </tr> </tbody> </table>														EFF.YR/AGE	1995 / 27		COND	23	23 %	FUNC	0		ECON	0		DEPR	23	% GD 77
EFF.YR/AGE	1995 / 27																															
COND	23	23 %																														
FUNC	0																															
ECON	0																															
DEPR	23	% GD 77																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$719,000</td> </tr> </thead> </table>														RCNLD	\$719,000													
RCNLD	\$719,000																															

G