

Key: 6496

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.197

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HARPER MAY ANN TR & CAGGIANO ROBERT A TR 165 NESHOBE ROAD WABAN, MA 02468-1348				56-2-5-0				27 CRESCENT AV				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				HARPER MAY ANN TR & HARPER MAY ANN CAGGIANO ROBERT A				10/12/2021	F	100	55820-348	
						05/18/2021	F	100	54995-319			
						08/30/1991	A	134,000	10457-302			

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	%
15-432	07/16/2015	3	ALTERATIONS	923	08/02/2016	SJ	100	100
95-309	06/01/1995	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890	CLF 1.00	100	1.00	1,320,000	3.30	100	1.00	WV6	3.00	1,088,700

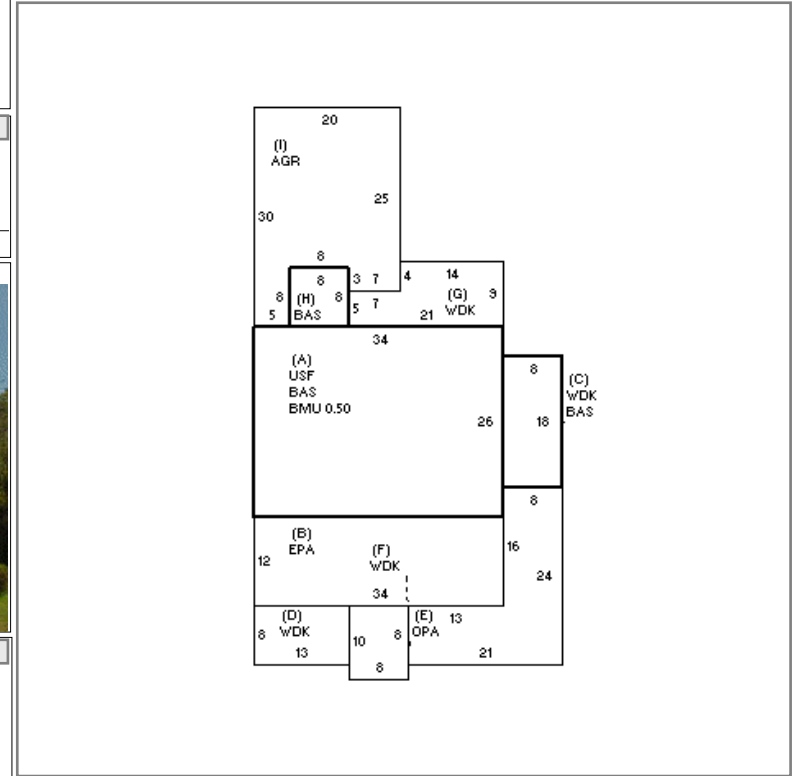
TOTAL	10,890 SF	ZONING	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,088,700	989,700
Inf1	FACTOR 100		BUILDING	316,700	293,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,405,400	1,283,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
FY12 STYLE CHANGE FROM COLONIAL TO CONVENTIONAL PER FIELD REVIEW.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/28/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	659,746
NET AREA	1,976	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	442		69.46	30,703		
\$NLA(RCN)	\$334	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	884	1920	247.26	218,582		
				ROOF SHAPE	2	HIP	1.00	B	EPA	N	ENCLOSED PORCH	408		99.22	40,482		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,092	1920	271.90	296,915		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	705		42.24	29,779		
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	80		56.65	4,532		
				HEATING/COOLING	2	HOT WATER	1.02	I	AGR	N	ATT GARAGE	501		48.51	24,303		
				FUEL SOURCE	99	N/A	1.00	F21	O	FPL 2S 1OP	1			9,062.90	9,063		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1958 / 64
																COND	52 52 %
																FUNC	0
																ECON	0
																DEPR	52 % GD 48
																RCNLD	\$316,700