**Key: 6521**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,222

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MARINO MATTHEW & KATHRYN<br>81 CRESCENT AV<br>SCITUATE, MA 02066 | 56-3-4-B | 81 CRESCENT AV |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MARINO MATTHEW & KATHRYN | 07/22/2022 | QS | 2,900,000 | 57055-214 |
| BRADLEY ROBERT TR | 10/26/2015 | QS | 1,632,500 | 46193-330 |
| CENTO CHRISTOPHER J & | 11/17/2010 | QS | 1,475,000 | 39276-29 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

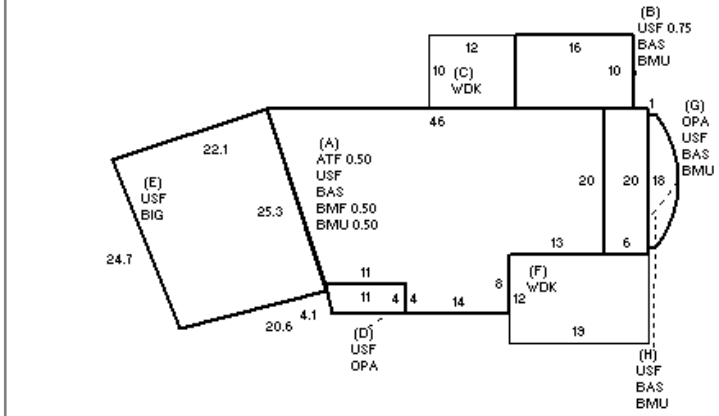
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 23-0659 | 07/31/2023 | 3 | ALTERATIONS | 39,148 | | | 0 | 0 |
| | | 7 | OTHERS | | 08/15/2022 | JD | 100 | 100 |
| 19-538 | 07/22/2019 | 3 | ALTERATIONS | 10,000 | 08/04/2020 | JD | 100 | 100 |
| 07-524 | 07/04/2007 | 1 | NEW CONST | 385,000 | 06/02/2009 | SJ | 100 | 100 |
| | | 7 | OTHERS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 10,368 | CLF 1.00 | 100 1.00 | 100 1.00 | 1,496,000 | 3.46 | 100 1.00 | WV7 3.40 | | | 1,230,480 |

| TOTAL | 10,368 SF | ZONING | | FRNT | 101 |
|---|---|---|---|---|---|
| Ngh | CLIFFS | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 1,230,500 | 1,118,600 |
| BUILDING | 1,613,100 | 1,371,100 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **2,843,600** | **2,489,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 08/03/2020

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 20 | 1.35 | NEW STYLE [100%] |
| QUALITY | E | 1.80 | EXCELLENT [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 8/4/2020 | JD |
|---|---|---|
| LIST | 8/4/2020 | EST |
| REVIEW | 8/15/2022 | JD |

BLDG COMMENTS

MLS

| YEAR BLT | 2009 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 3,745 | DETAIL ADJ | 1.390 |
| $NLA(RCN) | $495 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2.5 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 4 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 12 | $24,019 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 13 | COMB | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 841 | | 78.66 | 66,154 |
| A | BMF | N | BSMT FINISH-SEP | 506 | | 110.42 | 55,874 |
| + | BAS | L | BASE AREA | 1,347 | 2009 | 460.97 | 620,923 |
| + | USF | L | UPPER STORY FIN | 1,892 | 2009 | 419.20 | 793,125 |
| A | ATF | L | ATTIC FINISH | 506 | 2009 | 297.84 | 150,705 |
| + | WDK | N | WOOD DECK | 348 | | 69.12 | 24,053 |
| + | OPA | N | OPEN PORCH | 162 | | 92.70 | 15,017 |
| E | BIG | N | BUILT-IN GARAGE | 543 | | 108.13 | 58,716 |
| | F22 | O | FPL 2S 2OP | 1 | | 20,349.00 | 20,349 |
| | GEN | O | GENERATOR | 1 | | 0.00 | |
| | GFP | O | GAS FIREPLACE | 1 | | 10,000.80 | 10,001 |
| | SNA | O | SAUNA | 1 | | 15,175.80 | 15,176 |

| TOTAL RCN | 1,854,112 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2009 / 13 | |
|---|---|---|
| COND | 13 | 13 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 13 | % GD 87 |
| RCNLD | | $1,613,100 |