

Key: 6540

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.241

LEGALS

| CURRENT OWNER | | PARCEL ID | | LOCATION | | | | | | | | |
|-----------------------------------------------------------------------|---|------------|----------|----------------|--------------|-----------|------|------|------|-----|------------|-----------|
| STRAZZULA KATHLEEN J & PHILIP 82 CRESCENT AV SCITUATE, MA 02066 | | 56-5-5-0 | | 82 CRESCENT AV | | | | | | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | |
| STRAZZULA KATHLEEN J & PH | | 06/17/2008 | P | 1,000,000 | 36087-85 | | | | | | | |
| MURPHY PAUL E | | 01/01/1979 | QS | 4509-153 | | | | | | | | |
| ROCKLAND TRUST CO & MURPH | | 01/01/1976 | XX | P0011-7919 | | | | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 11,100 | CLF 1.00 | 100 | 1.00 | 2,288,000 | 3.24 | 100 | 1.00 | WF5 | 5.20 | 1,889,130 |

LAND

| TOTAL | 11,100 SF | ZONING | | FRNT | 103 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|----------|--------------|------------------|------------------|---------|----------|
| Ngh | CLIFFS | NOTE | | LAND | 1,889,100 | 1,717,400 | | |
| Inf1 | FACTOR 100 | | BUILDING | 1,460,600 | 1,220,600 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | TOTAL | 3,349,700 | 2,938,000 | | |

DETACHED

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

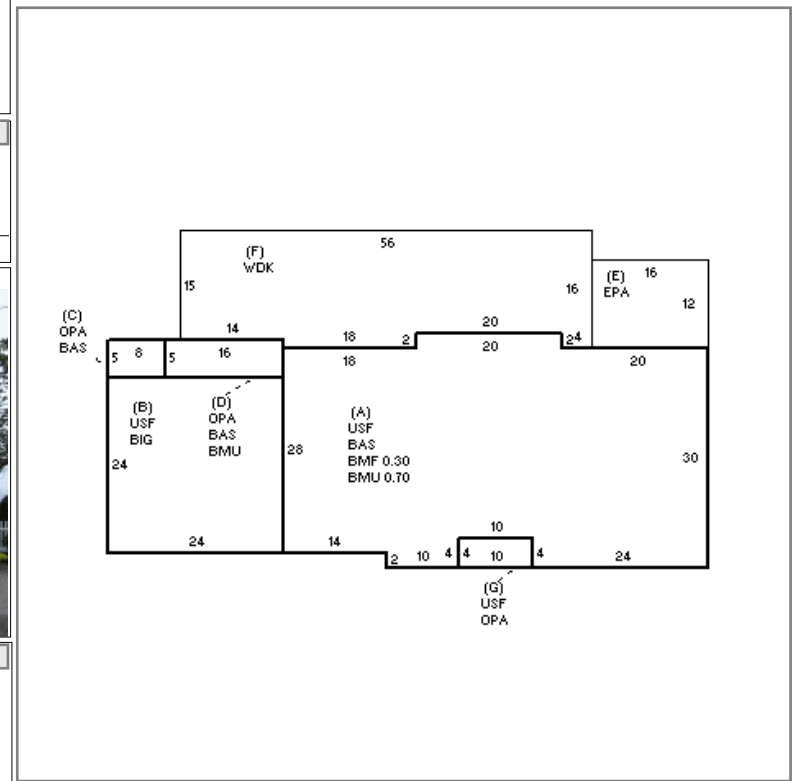


BLDG COMMENTS
FY12 QUALITY CHANGE FROM EXC TO VG PER FIELD REVIEW. STYLE CHANGE FROM CONVENTIONAL TO NEW STYLE PER FIELD REVIEW.

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/31/2010 | SJ |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/31/2010 | SJ |
| STYLE | 20 | 1.35 | NEW STYLE [100%] | REVIEW | 3/16/2011 | ER |
| QUALITY | V | 1.40 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| 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 % |
| 16-353 | | 3 | ALTERATIONS | 24,650 | 08/02/2016 | SJ | 100 100 |
| 12-097 | 02/29/2012 | 3 | ALTERATIONS | 12,600 | 08/29/2012 | SJ | 100 100 |
| 07-755 | 12/21/2007 | 1 | NEW CONST | 700,000 | 06/02/2009 | SJ | 100 100 |
| 07-755 | 12/21/2007 | 1 | NEW CONST | 700,000 | 08/31/2010 | SJ | 100 100 |
| | | 7 | OTHERS | | | | 100 100 |



G

| YEAR BLT | 2009 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,678,832 |
|--------------|-------|------------|----------|-----------------|----|----------------|------|---|------|---|-----------------|-------|------|-----------|---------|----------------|-------------|
| NET AREA | 4,160 | DETAIL ADJ | 1.390 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,278 | | 57.70 | 73,744 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$404 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 514 | | 81.00 | 41,635 | EXTERIOR | |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 2,328 | 2009 | 322.69 | 751,215 | INTERIOR | |
| STORIES | | 2 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | BIG | N | BUILT-IN GARAGE | 576 | | 82.99 | 47,800 | KITCHEN | |
| ROOMS | | 9 | 1.00 | FLOOR COVER | 13 | COMB | 1.00 | + | BAS | L | BASE AREA | 1,832 | 2009 | 354.84 | 650,062 | BATHS | |
| BEDROOMS | | 4 | 1.00 | INT FINISH | 2 | DRYWALL | 1.00 | E | EPA | N | ENCLOSED PORCH | 192 | | 126.28 | 24,245 | HEAT | |
| BATHROOMS | | 3 | 1.00 | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | F | WDK | N | WOOD DECK | 842 | | 53.76 | 45,266 | ELECT | |
| # 1/2 BATHS | | 2 | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 | + | OPPA | N | OPEN PORCH | 160 | | 72.10 | 11,536 | | |
| TOT FIXTURES | | 14 | \$21,795 | | | | | | F21 | O | FPL 2S 1OP | 1 | | 11,534.60 | 11,535 | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2009 / 13 |
| | | | | | | | | | | | | | | | | COND | 13 13 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 13 % GD 87 |
| | | | | | | | | | | | | | | | | RCNLD | \$1,460,600 |