

Key: 664

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 603

LEG
A
L

L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION				
PALLAZOLA CHRISTIAN M & ALEXANDRA H 450 COUNTRY WAY SCITUATE, MA 02066				32-8-1-0				450 COUNTRY WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PALLAZOLA CHRISTIAN M & KELLY GEORGE P & RUTH E T				01/08/2021	QS	527,500	54167-322					
KELLY GEORGE P & RUTH B				10/25/1996	F	-100	14740-93					
				01/01/1956	XX		2401-232					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,235	SC	1.00	1.00	396,000	2.41	1.00	R02	0.90		333,380

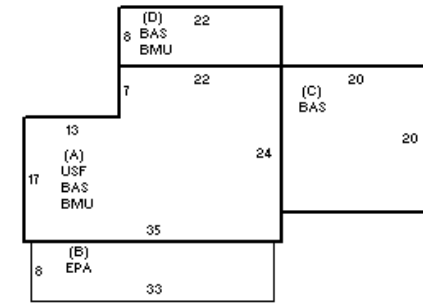
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-693	11/08/2016	7	OTHERS		06/29/2022	JD	100	100
06-409	07/17/2006	3	ALTERATIONS	16,473	08/21/2017	SJ	100	100
		3	ALTERATIONS	3,900	06/19/2007	SJ	100	100
		7	OTHERS				100	100

L
A
N
D

TOTAL	15,235 SF	ZONING	FRNT	490	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE FY17-Comb w 32-8-2	LAND	333,400	319,900		
Inf1	FACTOR 100		BUILDING	344,600	306,500		
Inf2	PHY 100		DETACHED	19,700	18,700		
			OTHER	0	0		
			TOTAL	697,700	645,100		

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	-	0.90	20 0.80	GRG/LOFT24X2	1985	528	45.32	19,100
SHF	A	1.00	30 0.70	8 X 6		48	17.03	600



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/29/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/2/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	574,296															
NET AREA	2,074	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	925		48.25	44,628																	
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	749	1920	222.91	166,959																	
				ROOF SHAPE	3	GAMBREL	1.00	B	EPA	N	ENCLOSED PORCH	264		90.20	23,813																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,325	1920	245.12	324,782																	
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239																	
				INT FINISH	1	PLASTER	1.00																									
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	2	GAS	1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>F</td> </tr> <tr> <td>BATHS</td> <td>F</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	F	BATHS	F	HEAT	A	ELECT	A	
CONDITION ELEM	CD																															
EXTERIOR	A																															
INTERIOR	A																															
KITCHEN	F																															
BATHS	F																															
HEAT	A																															
ELECT	A																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1966 / 56</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>40</td> <td>40 %</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>40</td> <td>% GD 60</td> </tr> </tbody> </table>														EFF.YR/AGE	1966 / 56		COND	40	40 %	FUNC	0		ECON	0		DEPR	40	% GD 60
EFF.YR/AGE	1966 / 56																															
COND	40	40 %																														
FUNC	0																															
ECON	0																															
DEPR	40	% GD 60																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$344,600</td> </tr> </thead> </table>														RCNLD	\$344,600													
RCNLD	\$344,600																															