

Key: 6888

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.583

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LATORRE CAROL A & TOLIKAS MARY 14 DRIFTWAY SCITUATE, MA 02066				64-2-11-F				14 DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LATORRE CAROL A & COOPER CONOR G & COLLEEN				09/05/2017	QS	929,000		48888-274			
PESTONE WILLIAM J				09/27/2013	QS	745,000		43651-345			
				04/30/2013	O	620,000		43001-73			

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	%
18-575	08/29/2018	3	ALTERATIONS	141,960	09/03/2019	JD	100	100
		7	OTHERS		07/09/2018	JD	100	100
13-756	11/12/2013	3	ALTERATIONS	26,000	09/30/2014	RJM	100	100
13-348		3	ALTERATIONS	35,000	08/27/2013	SJ	100	100
13-248	06/06/2013	3	ALTERATIONS	35,000			100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,609	CLF	1.00	100	1.00	100	1.00	R09	1.80		648,750

TOTAL	9,609 SF		ZONING	FRNT	87	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS		NOTE			LAND	648,800	589,800
Inf1	FACTOR 100			BUILDING	700,900	604,400		
Inf2	PHY 100			DETACHED	20,000	19,000		
				OTHER	0	0		
				TOTAL		1,369,700	1,213,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90		390	49.71	17,400
PTD	G	1.20	10 0.90		300	9.48	2,600

PHOTO 09/03/2019

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/27/2013
MODEL	1		RESIDENTIAL	LIST	9/6/2002
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/3/2019
QUALITY	V	1.40	VERY GOOD [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,760	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,140		63.71	72,635
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,140	1989	276.01	314,649
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,080	1989	251.00	271,079
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	540	1989	178.33	96,299
				FLOOR COVER	13	COMB	1.00	B	OPA	N	OPEN PORCH	312		72.10	22,495
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	787,539	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2011 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD	\$700,900	

