

Key: 6989

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.681

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FALARO MARTIN M JR & CATHERINE D PO BOX 125 17 MICHAEL AVE SCITUATE, MA 02066				64-7-7-A				17 MICHAEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FALARO MARTIN M JR & D'AMATO RICHARD D & CYNTH				01/24/2022	O	995,000	56351-29				
				05/26/2016	A	479,000	46976-44				
				01/01/1974	QS		3918-365				

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	%
E22-0978	11/14/2022	3	ALTERATIONS	50,000	05/11/2023	JD	100	100
22-0578	06/03/2022	1	NEW CONST	710,500	05/11/2023	JD	100	100
		7	OTHERS		05/12/2022	JD	100	100
16-306	06/07/2016	3	ALTERATIONS	3,000	08/04/2016	SJ	100	100
04-483	07/27/2004	3	ALTERATIONS	3,000	07/21/2005	SJ	100	100

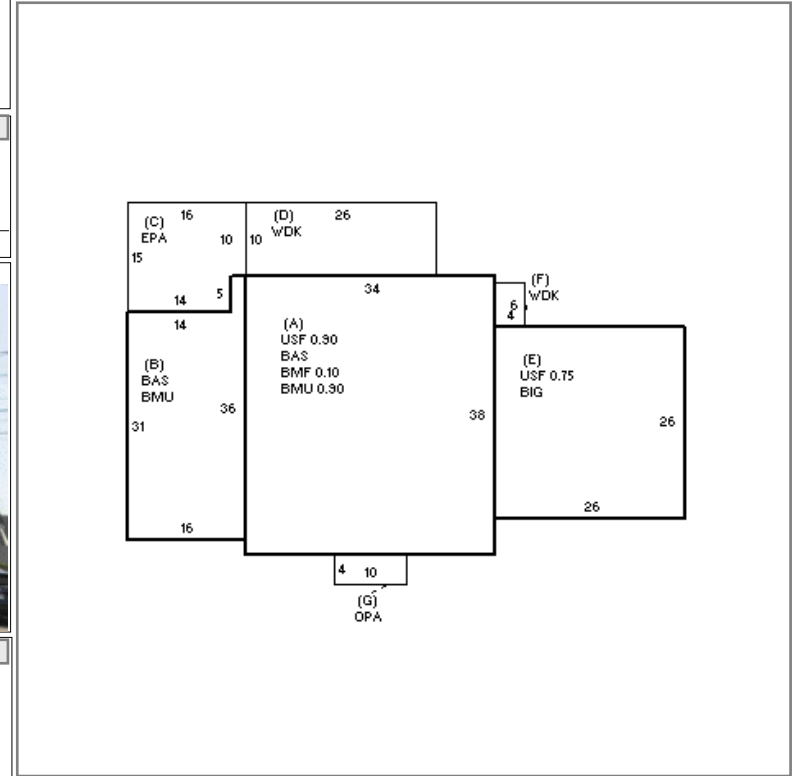
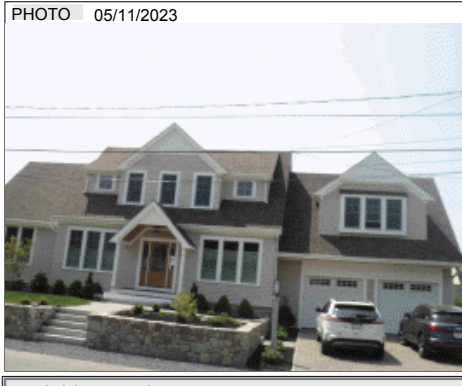
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	CLF 1.00	100	1.00	990,000	3.58	100	1.00	WV5	2.25	812,680

DETACHED

TOTAL	10,000 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	812,700	755,200
Inf1	FACTOR 100		BUILDING	1,864,700	186,800		
Inf2	PHY 100		DETACHED	4,900	200		
			OTHER	0	0		
					<b>TOTAL</b>	<b>2,682,300</b>	<b>942,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	G	1.20	10 0.90 32X20	2023	640	8.48	4,900	05/11/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/11/2023	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,864,688		
NET AREA	3,468	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,669		74.11	123,694				
\$NLA(RCN)	\$538	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	129		104.04	13,421				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,798	2023	464.66	835,456		EXTERIOR	A	
				ROOF COVER	1	ASP SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,670	2023	422.56	705,670		INTERIOR	A	
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCLOSED PORCH	230		162.36	37,343		KITCHEN	A	
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	284		69.12	19,631		BATHS	A	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	BIG	N	BUILT-IN GARAGE	676		103.17	69,741		HEAT	A	
				FUEL SOURCE	2	GAS	1.00	G	OPA	N	OPEN PORCH	40		92.70	3,708		ELECT	A	
												GEN	O	GENERATOR	1	0.00			
												GFP	O	GAS FIREPLACE	3	10,001.40	30,004		

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

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,864,700