

Key: 7060

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.748

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DISTEFANO CATHY ANN TR 20 NATHAN PRATT DR UNIT 100 CONCORD, MA 01742				68-2-4-0				27 RIVER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DISTEFANO CATHY ANN TR				01/03/2017	F	1 (124612)					
DISTEFANO ROBERT J & CATH				05/12/1997	QS	145,000 (91380)					
SACCO ERNEST & DOROTHY C				11/04/1985	QS	110,000 (67740)					

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	%
		7	OTHERS		08/11/2022	JD	100	100
		2	ADDITIONS		03/30/2004	PJB	100	100

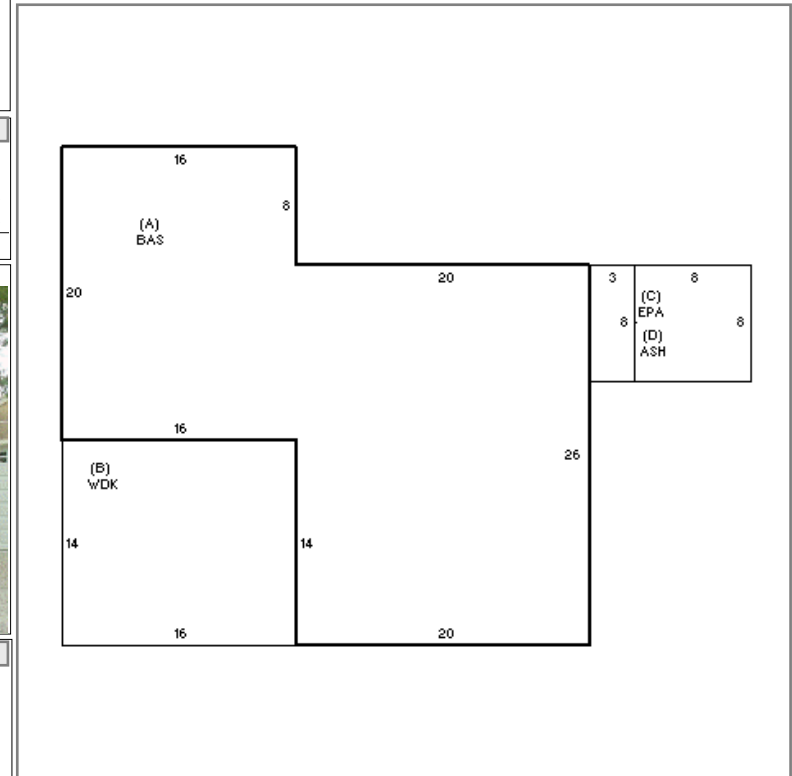
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,746	HUM	1.00	100	1.00	1.00	594,000	1.03	100	1.00	543,250

TOTAL	38,746 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E IN M69 c/w 68-2-5-A (8,446 sf)	LAND	543,300	493,900		
Inf1	FACTOR 100		BUILDING	71,800	67,500		
Inf2	PHY 100		DETACHED	6,700	6,400		
			OTHER	0	0		
TOTAL			TOTAL	621,800	567,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100
DGF	A	1.00	50 0.50	2003	240	54.75	6,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/7/2009	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/11/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	199,530													
NET AREA	840	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	840	1940	210.54	176,854															
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	224		38.40	8,602															
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	24		90.21	2,165															
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ASH	N	ATT SHED	64		22.34	1,430															
				FLOOR COVER	2	SOFTWOOD	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813															
				INT FINISH	1	PLASTER	1.00																							
				HEATING/COOLING	1	FORCED AIR	1.00																							
				FUEL SOURCE	99	N/A	1.00																							
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