

Key: 7071

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.756

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
TACELLI PATRICK W & S/O TACELLI PATRICK W & 179 HARRIS AVE NEEDHAM, MA 02492				68-5-18-0				324 CENTRAL AV				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				TACELLI PATRICK W & TACELLI PATRICK W & KERRIGAN ROBERT B & JUDIT				02/06/2023	F	1 (135036)		
				07/22/2020	QS	775,000 (130465)						
				12/26/2018	F	1 (127951)						

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 %
13-303	05/21/2013	7	OTHERS		06/19/2019	JD	100 100
03-744	12/21/2003	4	DEMO		06/17/2014	MR	100 100
		4	DEMO		06/05/2013	SJ	100 100
		1	NEW CONST	250,000	06/17/2014	MR	100 100
		1	NEW CONST	289,000	09/26/2004	SJ	100 100


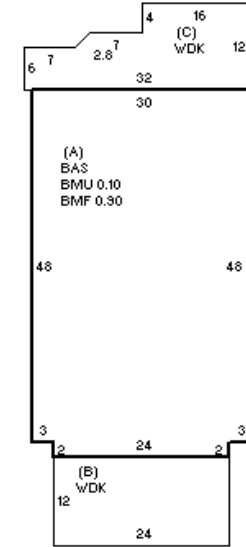
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,620 HUM	1.00	100	1.00	100	1.00	594,000	5.29	100	1.00	WV3 1.35	477,660

TOTAL	6,621 SF	ZONING	FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E	IN M69		LAND	477,700	434,200
Inf1	FACTOR 100		BUILDING	437,200	393,600		
Inf2	PHY 100		DETACHED	13,600	12,900		
			OTHER	0	0		
			TOTAL	928,500	840,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
IPV	A	1.00 30 0.70	34X17	1998	578	33.52	13,600	06/19/2019

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/19/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
BMF= FR/2BR/BATH/SINK
NOT IN MLS

G

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	480,462														
NET AREA	1,488	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,339		71.98	96,386																
\$NLA(RCN)	\$323	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMU	N	BSMT UNFINISHED	149		51.28	7,640																
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,488	2013	227.42	338,398																
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	592		46.08	27,280																
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		1,423.20	1,423																
				INT FINISH	2	DRYWALL	1.00																								
				HEATING/COOLING	11	HW/COOL AIR	1.04																								
				FUEL SOURCE	1	OIL	1.00																								
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