

Key: 7105

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.788

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
TALANIAN GAAR & LORI 49 OLDHAM RD ARLINGTON, MA 02474				68-5-15-0				332 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TALANIAN GAAR & LORI				02/02/2018	QS	725,000	(126380)					
WYSOCKI LAWRENCE J &				02/10/2012	QS	525,000	(117055)					
CATANI CARL				01/26/2007	H	315,000	(110116)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,885	HUM	1.00	100	1.00	100	1.00	RV2	1.25		443,080

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	%
21-109	02/08/2021	3	ALTERATIONS	12,850	05/19/2021	JD	100	100
20-184	03/17/2020	3	ALTERATIONS	8,000	08/12/2020	JD	100	100
08-557	11/04/2008	2	ADDITIONS	70,000	09/08/2009	SJ	100	100
95-695	11/01/1995	3	ALTERATIONS				100	100

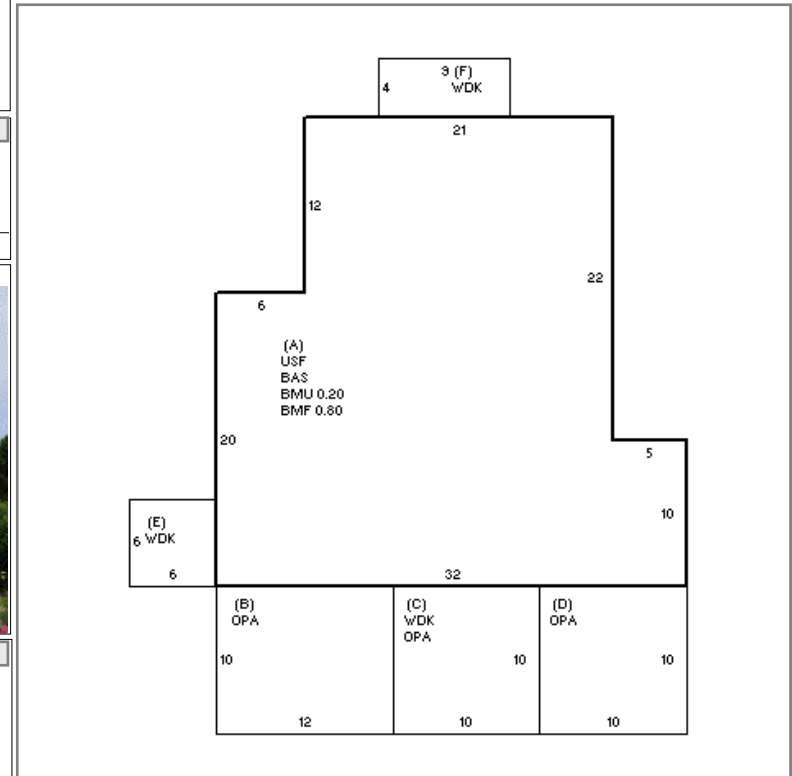
TOTAL	6,882 SF	ZONING		FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	443,100	402,800
Inf1	FACTOR 100					BUILDING	535,100	459,800
Inf2	PHY 100					DETACHED	8,400	8,000
						OTHER	0	0
						<b>TOTAL</b>	<b>986,600</b>	<b>870,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	G	1.20	10 0.90		1	6,218.16	5,600
PTD	G	1.20	10 0.90 28X12		336	9.28	2,800



BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/19/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/19/2021	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	622,231	
NET AREA	1,684	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	674		97.63	65,804	CONDITION ELEM	CD	
\$NLA(RCN)	\$370	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMU	N	BSMT UNFINISHED	168		69.55	11,684	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	842	1940	300.63	253,130	INTERIOR	V	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	842	1940	273.39	230,195	KITCHEN	V	
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	320		72.10	23,072	BATHS	V	
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	172		53.76	9,247	HEAT	U	
				HEATING/COOLING	9	WARM/COOL AIR	1.03		FPL	O	FIREPLACE	1		10,938.20	10,938	ELECT	U	
				FUEL SOURCE	1	OIL	1.00		GEN	O	GENERATOR	1		0.00				
												GFP	O	GAS FIREPLACE	1	7,778.40	7,778	



EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$535,100	