

Key: 7127

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.810

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CHERUBINI JULIAN TR & BARBARA C/O ALIMED INC 297 HIGH ST DEDHAM, MA 02026				69-1-20-0				270 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CHERUBINI JULIAN TR & BA				07/23/2014	F	10 (120711)					
CHERUBINI JULIAN H & BARB				04/07/2000	QS	360,000 (97200)					
CICCO,ALBERT J AND TERESA				10/20/1982	QS	49,900 (C00066720)					

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 %
21-1128	08/09/2021	3	ALTERATIONS	15,000	04/28/2022	JD	100 100
05-654	10/03/2005	1	NEW CONST	254,000	09/11/2006	SJ	100 100
05-54	08/29/2005	4	DEMO		06/30/2006	SJ	100 100
01-279	06/15/2001	3	ALTERATIONS				100 100
92-525	06/01/1992	3	ALTERATIONS				100 100

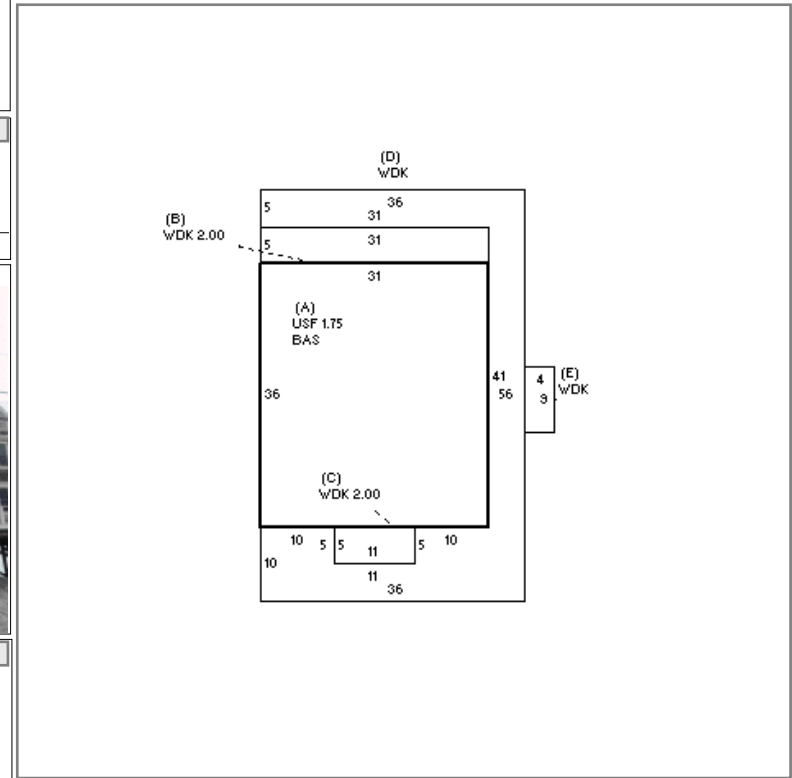
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	HUM	1.00	100	1.00	100	1.00	WF7	1.70		615,680

TOTAL	10,500 SF	ZONING	FRNT	57	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	615,700	526,800		
Inf1	FACTOR 100		BUILDING	669,600	630,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,285,300	1,156,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/02/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/28/2015	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/28/2022	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	727,831			
NET AREA	3,069	DETAIL ADJ	1.019	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,116	2006	230.70	257,462	CONDITION ELEM	CD			
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,953	2006	209.80	409,735	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,146		46.08	52,807	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	G			
				FLOOR COVER	13	COMB	1.00									BATHS	G			
				INT FINISH	2	DRYWALL	1.00									HEAT	A			
				HEATING/COOLING	8	HEAT PUMP	1.04									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2014 / 8	
																		COND	8 8 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	8 % GD 92	
																		RCNLD	\$669,600	