

Key: 7135

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.818

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LOPUSHNYAN NATALYA A & OOTTAMASATHIEN SIAM 45 WOODSIDE DRIVE MILTON, MA 02186				69-1-27-0				256 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LOPUSHNYAN NATALYA A & LOPUSHNYAN NATALYA				11/25/2020	F	1 (131156)					
BIVIANO MICHAEL J SR				10/17/2017	O	519,000 (125934)					
				08/11/2016	U	290,000 (123899)					

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 %
18-213	04/18/2018	3	ALTERATIONS	84,000	06/12/2018	JD	100 90
18-213	04/18/2018	3	ALTERATIONS	84,000	06/19/2019	JD	100 100
16-387	07/13/2016	3	ALTERATIONS	50,000	08/23/2017	SJ	100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,750	HUM	1.00	100	1.00	100	1.00	WF7	1.70		616,480

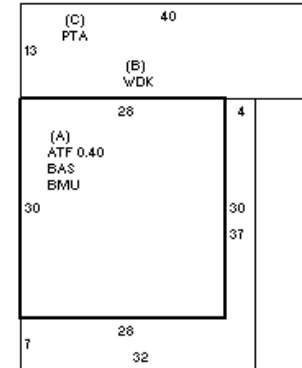
  

TOTAL	10,750 SF	ZONING		FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	616,500	527,500			
Infl1	FACTOR 100		BUILDING	267,100	237,800			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>883,600</b>	<b>765,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	Outside Shower
---------------	----------------



BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/19/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	346,826		
NET AREA	1,176	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		49.72	41,765	CONDITION ELEM	CD		
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	840	1976	255.20	214,370	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	336	1976	164.89	55,403	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	344		38.40	13,210	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00	C	PTA	N	PATIO	520		14.90	7,748	BATHS	G		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		GFP	O	GAS FIREPLACE	1		5,556.00	5,556	ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1994 / 28
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$267,100