

Key: 7138

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.821

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
WINICK DAVID B JR 7 GRAHAM RD LEXINGTON, MA 02420				69-1-30-0				250 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WINICK DAVID B JR				10/18/2017	QS	800,000	(125945)					
THE 250 CENTRAL AVENUE,LL				11/06/2006	F	-100	(109788)					
MARINELLI FRANK A TRS				04/27/2004	F	100	(105250)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,750	HUM 1.00	100	1.00	748,000	3.34	100	1.00	WF7	1.70	616,480

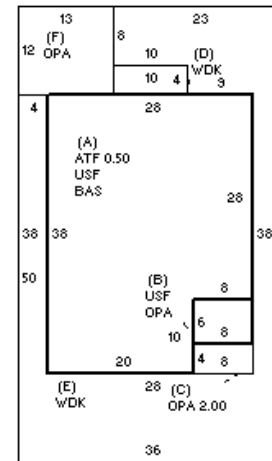
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-311	04/11/2023	3	ALTERATIONS	79,500	06/12/2023	JD	90 90
20-224	04/15/2020	3	ALTERATIONS	121,500	08/11/2020	JD	100 100
17-747	11/17/2017	3	ALTERATIONS	6,000	06/12/2018	JD	100 100
12-089	02/28/2012	3	ALTERATIONS	7,000	09/04/2012	SJ	100 100
98-633	12/01/1998	1	NEW CONST				100 100

LAND

TOTAL	10,750 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	616,500	527,500
Inf1	FACTOR 100				BUILDING	579,700	535,900
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	1,196,200	1,063,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2020	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2023	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/12/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	603,846			
NET AREA	2,508	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	984	1999	232.49	228,770	CONDITION ELEM	CD			
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,032	1999	211.43	218,191	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	492	1999	150.21	73,906	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	268		61.80	16,562	KITCHEN	V			
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	1,012		46.08	46,633	BATHS	G			
				INT FINISH	2	DRYWALL	1.00	GEN	O		GENERATOR	1		0.00		HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02	GFP	O		GAS FIREPLACE	1		6,667.20	6,667	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	ODS	O		OUT DOOR SHOWER	1		1,608.00	1,608					
																		EFF.YR/AGE	2020 / 2	
																		COND	2 2 %	
																		FUNC	2 uc	
																		ECON	0	
																		DEPR	4 % GD 96	
																		RCNLD	\$579,700	