Key: 7153

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,835

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AHO MARK F & MUDGE DEBRA A 477 LAKE AVE WORCESTER, MA 01604	69-1-44-F	222 CENTRAL AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AHO MARK F & MUDGE DEBRA	04/04/2017	V	950,000	(124958)
MORRIS-HIPKINS STUART R &	09/05/2006	G	1,137,000	(109573)
MEDERIOS STEVEN J TRUSTEE	01/21/2004	F	1	(104848)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

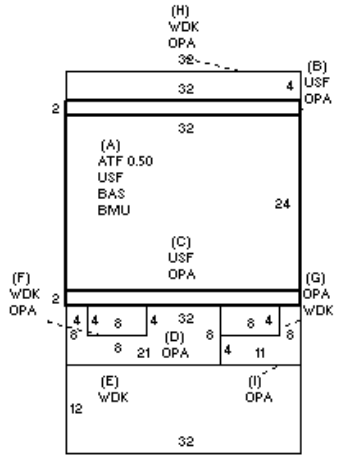
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-243	04/30/2020	3	ALTERATIONS	73,000	08/11/2020	JD	100	100
16-114	03/15/2016	3	ALTERATIONS	52,000	08/25/2016	SJ	100	100
		7	OTHERS		05/30/2006	SJ	100	100
05-027	01/18/2005	3	ALTERATIONS	31,000	08/02/2005	SJ	100	100
92-812	11/05/1992	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,500	HUM 1.00	100 1.00	100 1.00	748,000	2.52	100 1.00	WF7 1.70			627,700

TOTAL	14,505 SF	ZONING		FRNT	48
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	627,700	537,100
BUILDING	529,300	490,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,157,000**	**1,027,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/11/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/11/2020	JD
LIST	8/11/2020	EST
REVIEW	3/10/2011	ER

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	2,048	DETAIL ADJ	1.030
$NLA(RCN)	$287	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	13	$12,854
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		61.48	47,219
A	BAS	L	BASE AREA	768	1949	248.04	190,496
+	USF	L	UPPER STORY FIN	896	1949	225.57	202,109
A	ATF	L	ATTIC FINISH	384	1949	160.26	61,541
+	OPA	N	OPEN PORCH	512		61.80	31,642
+	WDK	N	WOOD DECK	576		46.08	26,542
	BMG	O	BSMT GARAGE	1		2,989.20	2,989
	F31	O	FPL 3S 1OP	1		11,036.40	11,036
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHOWER	1		1,658.40	1,658

TOTAL RCN	588,086

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$529,300