Key: 719

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 658

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STENTIFORD ROSANNA M 60 CHITTENDEN RD SCITUATE, MA 02066	32-4-1-0	60 CHITTENDEN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STENTIFORD ROSANNA M	03/07/2012	H	250,000	41070-207
MCDERMOTT STEPHEN G & JOA	01/01/1964	QS		3013-173
MURTHA THOMAS G AND MADEL	01/01/1956	XX		2401-152

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

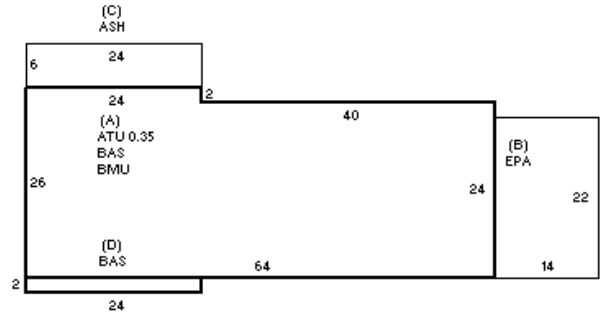
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,255	SC 1.00	100 1.00	100 1.00	396,000	1.94	100 1.00	R03 0.90			338,980

TOTAL	19,255 SF	ZONING		FRNT	121
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	339,000	325,300
BUILDING	291,400	259,400
DETACHED	0	0
OTHER	0	0
TOTAL	**630,400**	**584,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/09/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/9/2021	JD
LIST	3/9/2021	EST
REVIEW	3/8/2011	KT

BLDG COMMENTS

OTHER FIX=SINK

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,632	DETAIL ADJ	0.841
$NLA(RCN)	$263	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	10	$6,728
# 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	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,584		42.18	66,820
A	ATU	N	ATTIC UNF	554		37.00	20,498
B	EPA	N	ENCLOSED PORCH	308		90.20	27,782
C	ASH	N	ATT SHED	144		22.35	3,218
+	BAS	L	BASE AREA	1,632	1955	176.57	288,168
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	F12	O	FPL 1S 2OP	1		10,347.00	10,347

TOTAL RCN	428,543

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

EFF.YR/AGE	1971 / 51		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD			$291,400