

Key: 7217

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.899

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SMALL STACEY M TR 59 BLANCHARD TERRACE ABINGTON, MA 02351				70-2-4-0				170 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMALL STACEY M TR				02/23/2021	F	1 54446-241					
BARBATO MARY TRS				09/15/2010	F	1 38978-103					
BARBATO VICTOR & MARY				09/10/1991	A	1 10474-1					

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	%
94-139	04/22/1994	3	ALTERATIONS				100	100

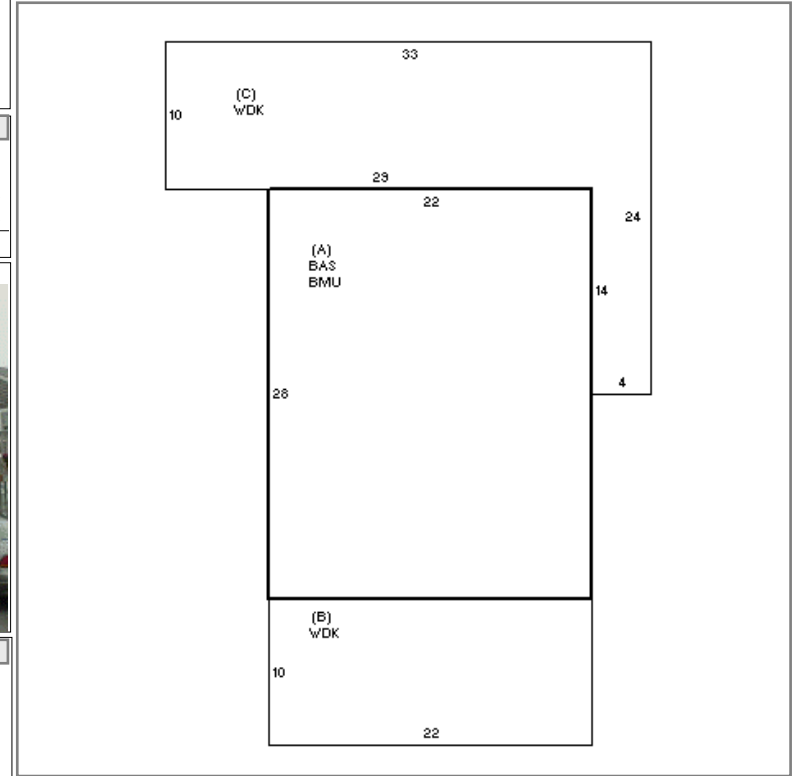
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,128 HUM	1.00	100	1.00	550,000	8.32	100	1.00	RV2	1.25	433,390

TOTAL	4,128 SF	ZONING		FRNT	94	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	433,400	394,000			
Inf1	FACTOR 100		BUILDING	66,900	65,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	500,300	459,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/5/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS	
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YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	616	DETAIL ADJ	0.722	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	616		55.53	34,206
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	616	1948	205.62	126,661
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	606		38.40	23,270
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	13	NONE	0.85								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	185.870
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$66,900