

Key: 7227

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.909

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ST ANDRE MICHAEL J TR & CORBOSIERO AMY M TR 69A SEARS ROAD SOUTHBOROUGH, MA 01772				70-2-10-0				158 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ST ANDRE MICHAEL J TR & ST ANDRE MICHAEL & DONOVAN CHARLES A JR				01/21/2022	F	10	56348-189				
				04/26/2011	V	437,000	39872-18				
				05/24/1993	F	1	11882-196				

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	%
19-266	04/17/2019	3	ALTERATIONS	7,500	06/19/2019	JD	100	100
98-19	01/30/1998	3	ALTERATIONS				100	100
90-292	06/05/1990	3	ALTERATIONS				100	100


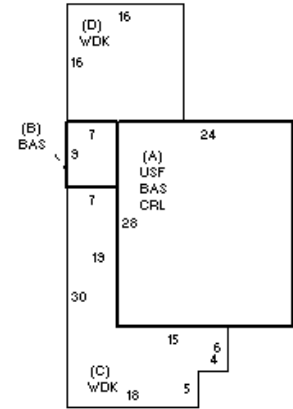
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,356 HUM	1.00	100	1.00	550,000	7.90	100	1.00	RV2	1.25	434,340

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
4,356 SF		97			
Ngh	HUMAROCK	NOTE	LAND	434,300	394,900
Infl1	FACTOR 100		BUILDING	255,200	227,100
Infl2	PHY 100		DETACHED	0	0
			OTHER	0	0
			TOTAL	689,500	622,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/19/2019

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/19/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,407	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	672		11.99	8,060
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	672	1940	244.05	164,001
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	735	1940	268.36	197,248
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	611		38.40	23,462
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	398,704	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$255,200	