

Key: 7229

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.911

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| VENUTI AMY E TR 98 PATRICIA DRIVE ABINGTON, MA 02351 | | | | 70-2-13-0 | | | | 152 CENTRAL AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| VENUTI AMY E TR | | | | 01/31/2022 | F | | 1 56383-303 | | | | |
| OSGOOD JOHN M | | | | 05/04/1998 | F | 70,000 | 16162-135 | | | | |
| BRYAN EVELYN & BARTON MAR | | | | 01/01/1951 | XX | | 2108-283 | | | | |

| 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 | % |
| 13-804 | 12/02/2013 | 3 | ALTERATIONS | 10,000 | 06/17/2014 | MR | 100 | 100 |
| 03-166 | 04/16/2003 | 3 | ALTERATIONS | | | | 100 | 100 |

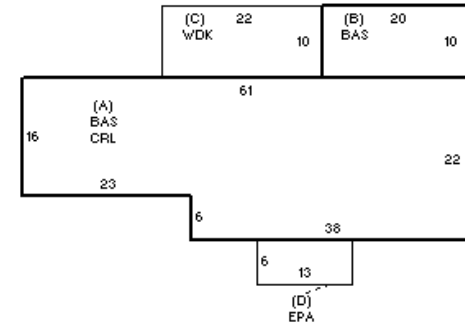
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|-----------|------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 4,471 HUM | 1.00 | 100 | 1.00 | 550,000 | 7.70 | 100 | 1.00 | RV2 | 1.25 | 434,800 |

| TOTAL | 4,471 SF | ZONING | | FRNT | 154 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|----------------|----------------|---------|----------|---------|----------|
| Ngh | HUMAROCK | NOTE | | | | LAND | 434,800 | 395,300 |
| Infl1 | FACTOR 100 | | BUILDING | 195,500 | 173,900 | | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 630,300 | 569,200 | | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/5/2010 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/5/2010 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 6/30/2014 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 1941 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 296,237 | | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|------------|----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|--|
| NET AREA | 1,404 | DETAIL ADJ | 0.850 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | CRL | N | BSMT CRAWL | 1,204 | | 10.02 | 12,065 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$211 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 1,404 | 1941 | 184.73 | 259,367 | EXTERIOR | G | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | WDK | N | WOOD DECK | 220 | | 38.40 | 8,448 | INTERIOR | A | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | EPA | N | ENCLOSED PORCH | 78 | | 90.21 | 7,036 | KITCHEN | A | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | F11 | O | FPL 1S 10P | 1 | | 7,281.00 | 7,281 | BATHS | A | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | HEAT | A | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | ELECT | A | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1970 / 52 | |
| | | | | | | | | | | | | | | | | | | COND | 34 34 % | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | | DEPR | 34 % GD 66 | |
| | | | | | | | | | | | | | | | | | | RCNLD | \$195,500 | |