

Key: 7241

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.923

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POLCARI JOHN C TR & LESLIE F TR 22 PINEHURST RD MARSHFIELD, MA 02050				70-2-45-0				44 ATLANTIC DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POLCARI JOHN C TR & LESLIE F TR				05/26/2015	F	100	45582-37				
POLCARI JOHN C & LESLIE P				10/30/2003	F	1	26917-179				
POLCARI JOHN C				10/06/1998	F	1	16678-146				

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	%
13-088	02/26/2013	3	ALTERATIONS	1,000	09/03/2013	SJ	100	100
04-133	03/22/2004	3	ALTERATIONS	30,000	08/02/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,927	HUM 1.00	100 1.00	100 1.00	748,000	8.72	100 1.00	WF7	1.70		588,240

TOTAL	3,920 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	588,200	503,300
Inf1	FACTOR 100		BUILDING	277,900	257,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	866,100	760,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/3/2013
MODEL	1		RESIDENTIAL	LIST	8/24/2004
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/9/2011
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,440	DETAIL ADJ	0.999
\$NLA(RCN)	\$261	OVERALL	1.000

CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$3,996
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	0.98	A	BMU	N	BSMT UNFINISHED	720		52.37	37,708
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	720	1955	215.64	155,263
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	720	1955	196.10	141,195
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	770		38.40	29,568
FLOOR COVER	14	COMB	1.00	FPL	O	FIREPLACE		1		7,813.00	7,813
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	375,543
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$277,900

