**Key: 7254**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,935

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| FARRELL JOHN & BOZIC CARMEN<br>101 MANET ROAD<br>CHESTNUT HILL, MA 02467 | 70-2-31-0 | 14 ATLANTIC DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FARRELL JOHN & BOZIC CARM | 05/12/2017 | QS | 570,000 | 48415-73 |
| COTE JEFFREY & MICHELLE | 06/25/2013 | QS | 500,000 | 43253-198 |
| GANDOLFO JOSEPH P JR | 01/14/1998 | F | 1 | 15804-216 |

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

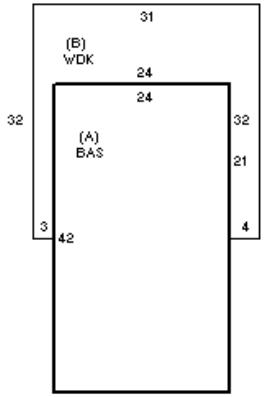
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 22-1029 | 10/03/2022 | 3 | ALTERATIONS | 8,640 | 06/12/2023 | JD | 100 | 100 |
| | 04/23/2013 | 6 | CYCL GROWTH | | | | 100 | 100 |
| 92-727 | 09/15/1992 | 4 | DEMO | | | | 100 | 100 |
| 92-727 | 09/15/1992 | 1 | NEW CONST | | | | 100 | 100 |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 4,992 | HUM 1.00 | 100 1.00 | 100 1.00 | 748,000 | 6.93 | 100 1.00 | WF7 1.70 | | | 594,050 |

| TOTAL | 4,992 SF | ZONING | | FRNT | 93 |
|---|---|---|---|---|---|
| Ngh | HUMAROCK | NOTE | T/B/T/E | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 594,100 | 508,300 |
| BUILDING | 180,200 | 160,300 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **774,300** | **668,600** |




## DETACHED

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

PHOTO 06/12/2023

## 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 | 4/5/2010 | PL |
| LIST | 4/5/2010 | EST |
| REVIEW | 6/12/2023 | JD |

BLDG COMMENTS

FY12 FR- COTT/BUNG TO RANCH

| | | | |
|---|---|---|---|
| YEAR BLT | 1956 | SIZE ADJ | 1.000 |
| NET AREA | 1,008 | DETAIL ADJ | 0.824 |
| $NLA(RCN) | $218 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 5 | $3,296 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 1 | PIER | 0.98 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 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 | BAS | L | BASE AREA | 1,008 | 1956 | 196.11 | 197,675 |
| B | WDK | N | WOOD DECK | 488 | | 38.40 | 18,739 |

TOTAL RCN 219,710

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | V |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

EFF.YR/AGE 2004 / 18

| | | | |
|---|---|---|---|
| COND | 17 | 17 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 18 | % GD | 82 |

RCNLD $180,200