

Key: 7258

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.938


LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
TORNETTA PAUL III TR 15 NELSON DR CHESTNUT HILL, MA 02467				70-2-26-0				2 ATLANTIC DR					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
TORNETTA PAUL III TR				04/20/2021	F	1	54821-59						
TORNETTA PAUL				06/28/2004	QS	1,370,000	28540-212						
HEPPELMANN JAMES E				07/24/2002	QS	1,190,000	22481-219						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,397	HUM 1.00	100	1.00	100	1.00	748,000	3.45	100	WF7	1.70	615,340

LAND

TOTAL	10,411 SF	ZONING		FRNT	215	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	615,300	526,500		
Inf1	FACTOR 100		BUILDING	875,400	763,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL				TOTAL	1,490,700	1,289,800		

DETACHED

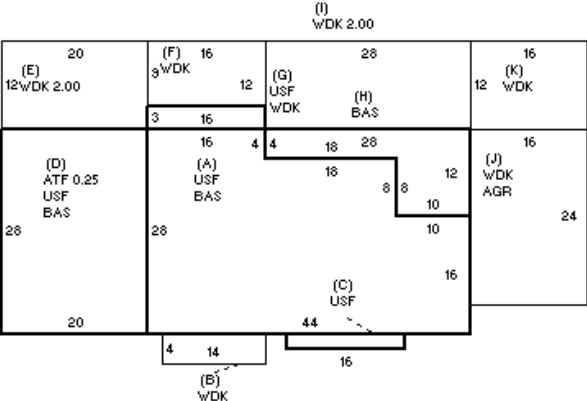
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/23/2003
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/27/2010	1
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/9/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,054,640		
NET AREA	3,612	DETAIL ADJ	1.019	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,600	1951	263.74	421,981				
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	WDK	N	WOOD DECK	1,976		53.76	106,229				
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,120	1951	239.84	268,622	EXTERIOR	G	
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	D	USF	L	UPPER STORY FIN	560	1999	239.84	134,312		INTERIOR	G	
ROOMS	10	1.00		FLOOR COVER	14	COMB	1.00	D	ATF	L	ATTIC FINISH	140	1999	170.40	23,856		KITCHEN	G	
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00	H	BAS	L	BASE AREA	192	1999	263.74	50,638		BATHS	G	
BATHROOMS	3	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04	J	AGR	N	ATT GARAGE	384		66.43	25,509		BATHS	G	
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00		FPL	O	FIREPLACE	1		10,938.20	10,938		BATHS	G	
TOT FIXTURES	11	\$12,554																HEAT	U
# UNITS	1	1.00																HEAT	U
																		ELECT	U

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	%
99-408	08/01/1999	2	ADDITIONS				100	100
92-386	05/13/1992	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100



(I) WDK 2.00

(E) 20 12 WDK 2.00

(F) 16 3 WDK

(G) 28 12 USF WDK

(H) 16 12 BAS

(K) 16 12 WDK

(D) 28 28 ATF 0.25 USF BAS

(A) 16 4 4 18 28 8 8 10 10 16

(J) 16 24 WDK AGR

(C) 16 44 USF

(B) 4 14 WDK

BLDG COMMENTS	FY12 FR- CONV TO COLONIAL SUP TO VG
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EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$875,400