

Key: 7374

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.050

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|---------------------------|--|--|--|------------------|---|------------|--------------|--|
| MARTIGNETTE ALFONSE J TR & BOSWELL CAROL ANN | | | | 71-7-2-0 | | | | 24 MANCHESTER ST | | | | |
| C/O ALFONSE MARTIGNETTE | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| 40 HOSMER STREET | | | | MARTIGNETTE ALFONSE J TR | | | | 03/16/2020 | F | 100 | 52480-181 | |
| ACTON, MA 01720 | | | | MARTIGNETTE JR ALFONSE J | | | | 08/15/2018 | A | 1 | 50172-93 | |
| | | | | MARTIGNETTE PRISCILLA ETA | | | | 01/09/1997 | H | 1 | 14901-36 | |


| 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 | % |
| 13-549 | 08/12/2013 | 3 | ALTERATIONS | 22,488 | 06/17/2014 | MR | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 10,000 | HUM 1.00 | 100 | 1.00 | 100 | 1.00 | 594,000 | 3.58 | 100 | 1.00 | WV3 1.35 | 487,610 |

DETACHED

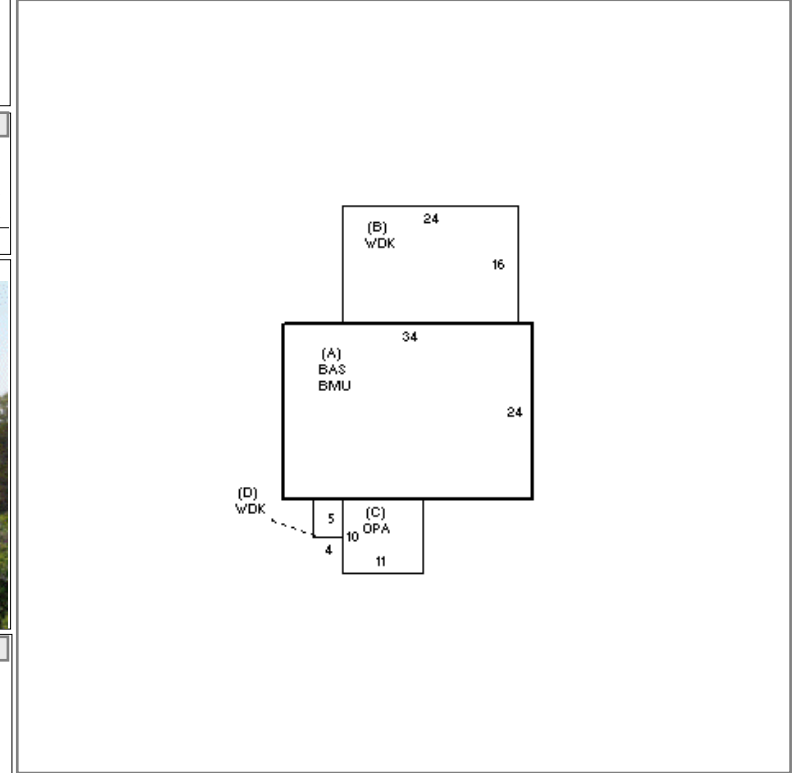
| TOTAL | 10,019 SF | ZONING | FRNT | 97 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | HUMAROCK | NOTE | | | LAND | 487,600 | 443,300 |
| Inf1 | FACTOR 100 | | BUILDING | 168,200 | 151,700 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 655,800 | 595,000 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 06/17/2014 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |

| BUILDING | CD | ADJ | DESC | MEASURE | 6/7/2013 | MR |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/19/2002 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 6/30/2014 | TD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1950 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 243,720 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 816 | DETAIL ADJ | 0.850 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 50.18 | 40,949 | | |
| \$NLA(RCN) | \$299 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 816 | 1950 | 216.99 | 177,061 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 404 | | 38.40 | 15,514 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | OPA | N | OPEN PORCH | 110 | | 51.50 | 5,665 | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,491.00 | 2,491 | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |

| BLDG COMMENTS | OUTDOOR SHOWER |
|---------------|----------------|
|---------------|----------------|



BUILDING

| CAPACITY | UNITS | ADJ |
|--------------|-------|---------|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | \$2,040 |
| # UNITS | 1 | 1.00 |

| CONDITION ELEM | CD | TOTAL RCN | 243,720 |
|----------------|----|-----------|---------|
| EXTERIOR | | | |
| INTERIOR | | | |
| KITCHEN | | | |
| BATHS | | | |
| HEAT | | | |
| ELECT | | | |

| EFF.YR/AGE | 1972 / 50 |
|------------|------------|
| COND | 31 31 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 31 % GD 69 |
| RCNLD | \$168,200 |