

Key: 7436

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.111

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FITZGERALD PAUL F & MICHELLE 4 BLUEBERRY DRIVE MENDON, MA 01756				72-16-7-0				24 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FITZGERALD PAUL F & MICHE				12/23/2021	QS	696,000	(133228)				
FITZGERALD JAMES P SR, TR				07/14/2010	F	10	(114897)				
FITZGERALD JAMES & ELLEN				01/01/1966	QS	1,000	(37107)				

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 %

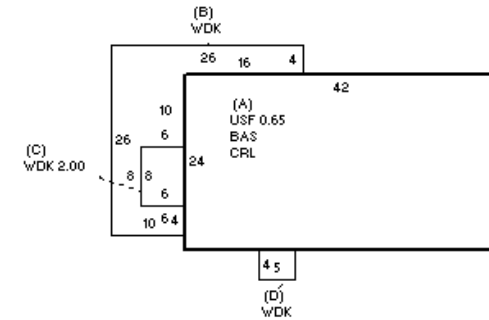
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,600 HUM	1.00	100	1.00	100	1.00	550,000	6.21	100	1.00	R08 1.25	438,960

TOTAL	5,600 SF	ZONING		FRNT	160	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	439,000	399,100
Infl1	FACTOR 100		BUILDING	337,500	300,300			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	776,500	699,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456,017	
NET AREA	1,663	DETAIL ADJ	1.122	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	1,008		11.55	11,642	CONDITION ELEM	CD	
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,008	1985	258.09	260,152	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	655	1985	234.70	153,731	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	392		42.24	16,558	KITCHEN	A	
				FLOOR COVER	13	COMB	1.00		F11	O	FPL 1S 10P	1		8,009.10	8,009	BATHS	A	
				INT FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.65	1.00															
ROOMS		6	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$5,925															
# UNITS		1	1.00															
EFF.YR/AGE 1985 / 37																		
COND 26 26 %																		
FUNC 0																		
ECON 0																		
DEPR 26 % GD 74																		
RCNLD \$337,500																		