Key: 7446

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,121

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FANTASIA PHILIP D & VIRGINIA A TRUSTEES PO BOX 734 16 REVERE ST HUMAROCK, MA 02047	72-16-21-0	16 REVERE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FANTASIA PHILIP D & VIRGI	10/23/2006	F	1	(109739)
FANTASIA PHILIP D JR TRUS	01/01/1984	QS		69219-
FANTASIA PHILIP S AND EUN	01/01/1953	XX		(C00018265)

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

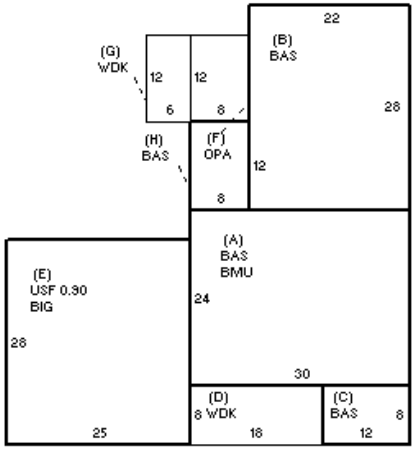
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
G-21-1013	07/06/2021	3	ALTERATIONS	1,385	10/27/2021	JD	100	100
		7	OTHERS		05/20/2021	JD	100	100
21-315	03/30/2021	3	ALTERATIONS	9,500	05/20/2021	JD	100	100
09-4455	09/24/2009	2	ADDITIONS	175,000	09/13/2010	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,200	HUM 1.00	100 1.00	100 1.00	550,000	3.21	100 1.00	R08 1.25			454,350

TOTAL	11,195 SF	ZONING		FRNT	153
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	454,400	413,000
BUILDING	429,300	386,400
DETACHED	2,300	2,300
OTHER	0	0
TOTAL	**886,000**	**801,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	10 X 12		120	13.93	1,300
APO	A 1.00	20 0.80	16 ROUND		16	80.70	1,000

PHOTO 05/20/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/20/2021	JD
LIST	5/20/2021	EST
REVIEW	6/15/2022	JD

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	2,158	DETAIL ADJ	0.875
$NLA(RCN)	$231	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,160
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		57.61	41,479
+	BAS	L	BASE AREA	712	2009	191.33	136,227
+	WDK	N	WOOD DECK	216		42.24	9,123
E	BIG	N	BUILT-IN GARAGE	700		39.43	27,602
E	USF	L	UPPER STORY FIN	630	2009	173.99	109,616
F	OPA	N	OPEN PORCH	96		56.65	5,438
+	BAS	L	BASE AREA	816	1953	191.33	156,125
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		6,111.60	6,112
	ODS	O	OUT DOOR SHOWER	1		1,291.40	1,291

TOTAL RCN	499,175

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$429,300