Key: 7499

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,172

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ISON JOHN & ANN 5555 HERON POINT DR, #1502 NAPLES, FL 34108	72-4-2-0	38 REVERE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ISON JOHN & ANN	05/14/2004	QS	625,000	28211-244
ZANIBONI MARIE A	01/01/1972	QS		3685-605
MCCUSKER JAMES J AND PATR	01/01/1970	QS	13,500	3515-781

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

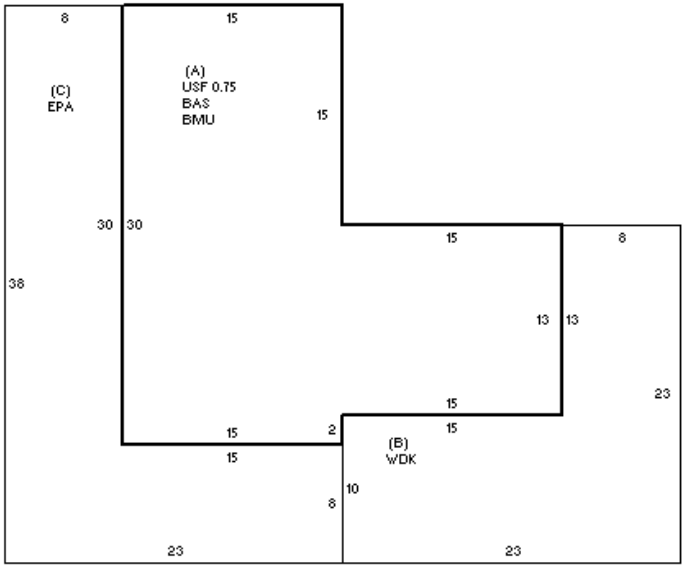
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1225	11/22/2022	3	ALTERATIONS	30,000	06/02/2023	NC	100	100
21-1141	08/11/2021	1	NEW CONST	136,516	06/15/2022	JD	100	100
21-1137	08/10/2021	3	ALTERATIONS	45,000	05/02/2022	JD	100	100
97-38	02/01/1997	3	ALTERATIONS				100	100
88-555	09/01/1988	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM 1.00	100 1.00	100 1.00	594,000	4.70	100 1.00	WV3 1.35			480,490

TOTAL	7,492 SF	ZONING		FRNT	103
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	480,500	436,800
BUILDING	308,400	274,600
DETACHED	1,200	101,200
OTHER	210,600	0
TOTAL	**1,000,700**	**812,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X16		128	13.66	1,200

PHOTO 06/02/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/15/2022	JD
LIST	6/15/2022	EST
REVIEW	3/8/2011	ER

YEAR BLT	1899	SIZE ADJ	1.000
NET AREA	1,129	DETAIL ADJ	1.200
$NLA(RCN)	$390	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	7	$7,392
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	645		60.02	38,711
A	BAS	L	BASE AREA	645	1899	303.86	195,987
A	USF	L	UPPER STORY FIN	484	1899	276.33	133,741
B	WDK	N	WOOD DECK	334		42.24	14,109
C	EPA	N	ENCLOSED PORCH	424		99.22	42,070
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	440,604

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

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$308,400

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Town of SCITUATE - Fiscal Year 2024

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LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ISON JOHN & ANN 5555 HERON POINT DR, #1502 NAPLES, FL 34108	72-4-2-0	38 REVERE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

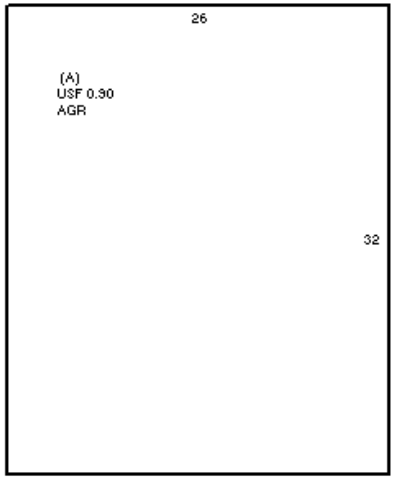
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	210,600	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	18	1.00	GAR/QTRS [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/15/2022	JD
LIST	6/2/2023	EST
REVIEW	7/5/2023	MR

BLDG COMMENTS

USF=OFFICE/EXERCISE RM/BATH (PER PERMIT)

YEAR BLT	2021	SIZE ADJ	1.000
NET AREA	749	DETAIL ADJ	0.988
$NLA(RCN)	$284	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	2	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,371
# UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	832		39.69	33,022
A	USF	L	UPPER STORY FIN	749	2021	236.75	177,325

TOTAL RCN	212,718
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	1	% GD 99
RCNLD		$210,600