

Key: 7574

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.248

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MATTEO MARIE TR 14 NORTHFIELD RD SIMSBURY, CT 06070				72-7-7-0				49 RIVER ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
MATTEO MARIE TR				02/09/2010	F	1 (114318)						
MURPHY MARIE F				09/05/1996	QS	141,000 (90217)						
BASLI JOSEPH P AND KAREN				01/28/1994	QS	128,000 (C00085876)						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM 1.00	100	1.00	550,000	10.62	100	1.00	R08	1.25	429,110

LAND

TOTAL	3,200 SF	ZONING	FRNT	119	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	429,100	390,100
Infl1	FACTOR 100				BUILDING	127,500	115,100
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
				TOTAL	556,600	505,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/16/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	760	DETAIL ADJ	0.823
\$NLA(RCN)	\$243	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,975	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	760	1955	215.65	163,891
B	WDK	N	WOOD DECK	228		38.40	8,755
C	ENT	N	ENCLOSED ENTRY	24		97.71	2,345
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	184,779
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$127,500

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	%
10-068	03/16/2010	3	ALTERATIONS	5,000	09/13/2010	SJ	100	100
89-342	07/03/1989	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

