

Key: 7583

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.257

LEGALS

LAND

DETACHED

BUILDING

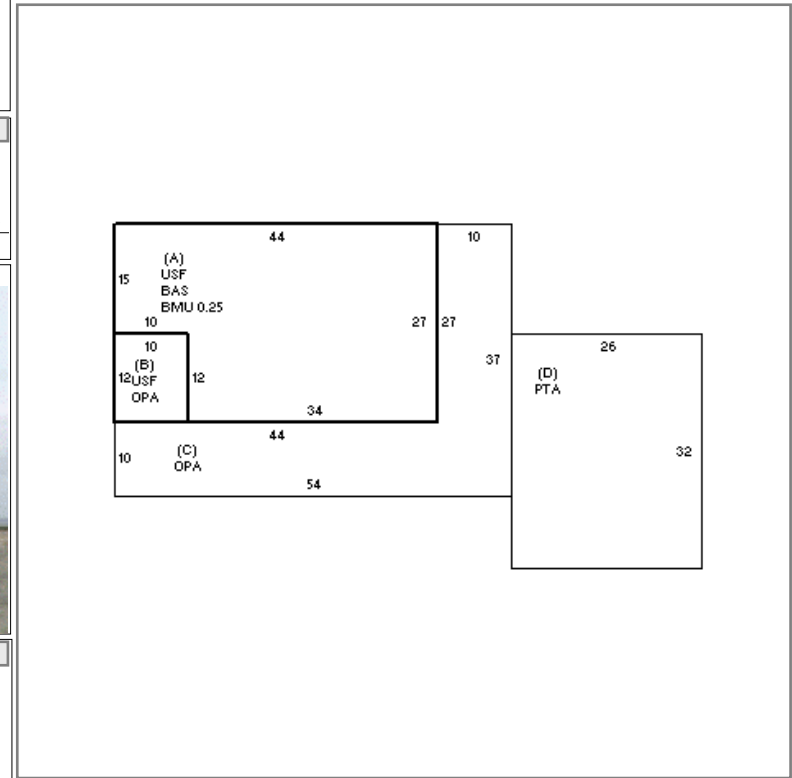
CURRENT OWNER		PARCEL ID	LOCATION		
MEDAGLIA CATHERINE LOUISE TR & MEDAGLIA CHRISTIAN C TR		72-8-6-F	21 NEWTON ST		
95 CHITTENDEN LN COHASSET, MA 02025		TRANSFER HISTORY		DOS	T
		MEDAGLIA CATHERINE LOUISE	01/11/2022	F	1 (133311)
		MEDAGLIA, ANTHONY J JR & JOHNSON DONALD & RITA	09/06/1983	XX	173,318 (68167)
			01/01/1974	QS	50,000 (C00052151)

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 %
91-757	11/26/1991	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,800	HUM 1.00	100	1.00	748,000	2.83	100	1.00	WF7	1.70	622,800

TOTAL	12,807 SF	ZONING		FRNT	165	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	622,800	532,900
Inf1	FACTOR 100		BUILDING	207,000	195,600			
Inf2	PHY 100		DETACHED	13,700	13,000			
			OTHER	0	0			
						TOTAL	843,500	741,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 30 0.70			460	42.42	13,700



BUILDING	CD	ADJ	DESC	MEASURE	4/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/16/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/7/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	646,982		
NET AREA	2,256	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	A	BMU	N	BSMT UNFINISHED	267		69.46	18,547	CONDITION ELEM	CD		
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,068	1927	255.24	272,595	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,188	1927	232.11	275,749	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	930		56.65	52,685	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	D	PTA	N	PATIO	832		16.39	13,637	BATHS			
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	HEAT			
				HEATING/COOLING	99	N/A	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	4 PARTIAL HEAT
																		ECON	0
																		DEPR	68 % GD 32
																		RCNLD	\$207,000