

Key: 7586

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.260

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
DINATALE PERRY C & REYNOLDS CHRISTINA LOUISE 91 N STREET SOUTH BOSTON, MA 02127				72-9-4-0				10 NEWTON ST					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
DINATALE PERRY C & NORTON ELLEN M & KEVIN NORTON BART				09/11/2020	O	405,000	(130741)						
				03/19/2001	F		(98954)						
				04/26/1995	A	24,000	(C00087916)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

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	%
22-0661	06/22/2022	1	NEW CONST	400,000	05/17/2023	JD	80	80
21-1255	09/14/2021	1	NEW CONST	52,000	05/02/2022	JD	100	10
21-1255	09/14/2021	1	NEW CONST	52,000	05/17/2023	JD	100	100
		4	DEMO		09/01/2021	JD	100	100

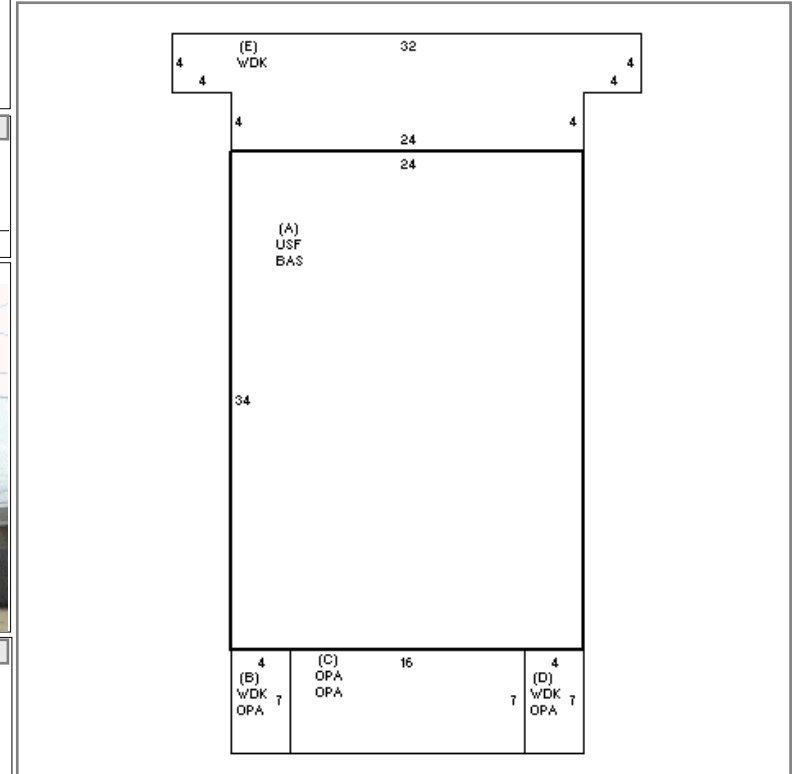
TOTAL	3,180 SF	ZONING		FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	429,100	390,100
Inf1	FACTOR 100		LAND	410,400	0			
Inf2	PHY 100		DETACHED	0	18,000			
			OTHER	0	0			
						TOTAL	839,500	408,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/17/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2023	SIZE ADJ	1.000
NET AREA	1,632	DETAIL ADJ	1.009
\$NLA(RCN)	\$314	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	7	\$7,910	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	816	2023	296.59	242,014
A	USF	L	UPPER STORY FIN	816	2023	269.71	220,086
+	OPA	N	OPEN PORCH	280		72.10	20,188
+	WDK	N	WOOD DECK	280		53.76	15,053
	GFP	O	GAS FIREPLACE	1		7,778.40	7,778

TOTAL RCN	513,029
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	20 uc
ECON	0
DEPR	20 % GD 80
RCNLD	\$410,400