

Key: 7596

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.269

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZARELLA MARK D, MICHAEL D & MICHELLE A TRS 157 ASHLAND STREET ABINGTON, MA 02351				72-10-6-0				75 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ZARELLA MARK D, MICHAEL D				05/24/2019	F	1 (128542)					
ZARELLA DAVID & DARLENE				12/31/2013	QS	325,000 (119982)					
MCNEIL R C & LORRAINE M T				08/08/2005	F	1 (107746)					

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	%
11-130	03/22/2010	3	ALTERATIONS	22,000	08/10/2011	SJ	100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,258 HUM	1.00	100	1.00	550,000	6.59	100	1.00	R08	1.25	437,770

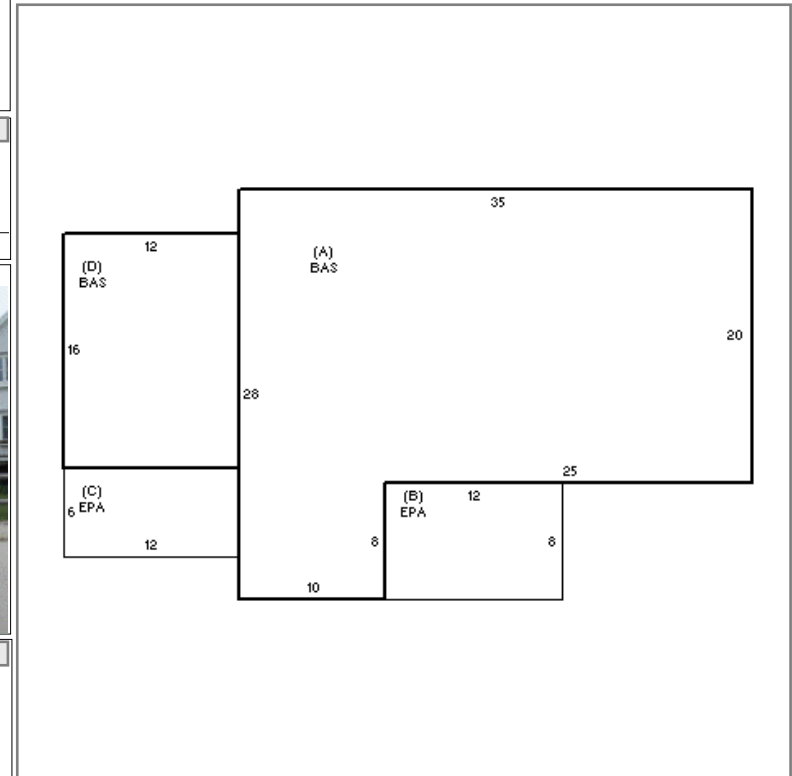
TOTAL	5,271 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	437,800	398,000
Inf1	FACTOR 100		BUILDING	166,400	150,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					604,200	548,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2011	SJ
MODEL	1		RESIDENTIAL	LIST	8/10/2011	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%]			

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	972	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$228	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	4		1.00	FLOOR COVER	14	COMB	1.00
BEDROOMS	2		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6		\$3,998				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	972	1949	200.53	194,916
+	EPA	N	ENCLOSED PORCH	168		90.20	15,154
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	221,881
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 1990 / 32	
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$166,400