

Key: 760

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 698

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROSS JOHN K & MARY ELLEN TRS 42 CHITTENDEN RD SCITUATE, MA 02066				32-3-7-0				42 CHITTENDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSS JOHN K & MARY ELLEN				04/05/2007	F	1	34348-239				
ROSS JOHN K & MARY ELLEN				05/09/2001	F	100	19804-297				
ROSS JOHN K & MARY ELLEN				01/01/1968	XX		3348-249				

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	%
07-419	07/25/2007	3	ALTERATIONS	5,596	06/26/2008	SJ	100	100
00-76	03/22/2000	3	ALTERATIONS				100	100
96-591	12/16/1996	3	ALTERATIONS				100	100

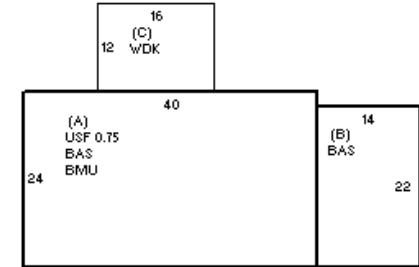
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,927	SC 1.00	100	1.00	100	1.00			R03	0.90	332,940

TOTAL	14,927 SF	ZONING	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	332,900	319,500
Inf1	FACTOR 100		BUILDING	346,400	312,600		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					TOTAL	679,500	632,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/24/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	502.001	
NET AREA	1,988	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		47.70	45,791	CONDITION ELEM	CD	
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	720	1954	205.84	148,204	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,268	1954	226.35	287,008	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	192		38.40	7,373	KITCHEN		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$346,400