

Key: 7636

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.308

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CURRENT OWNER				PARCEL ID				LOCATION			
PESCATORE LORI TR & FERNANDES SUZANNE TR 5 LENNON RD ARLINGTON, MA 02474				73-8-12-0				11 OCEAN FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PESCATORE LORI TR & MOREL ROBERT G JR & JOANN BORDEN CAROLINE E				07/07/2014	F	100	(120643)				
				10/01/1981	QS		(65493)				
				06/10/1981	XX		(C00065016)				

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	%

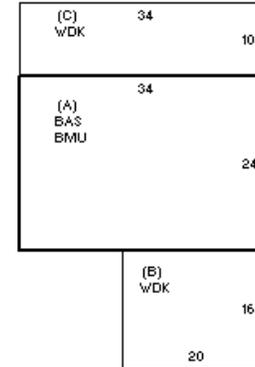
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,500	HUM 1.00	100	1.00	100	1.00	594,000	7.65	100	1.00	469,710

TOTAL	4,487 SF	ZONING		FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E				LAND	469,700	427,000
Infl1	FACTOR 100					BUILDING	176,800	159,500
Infl2	PHY 100					DETACHED	600	600
						OTHER	0	0
						TOTAL	647,100	587,100

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



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BUILDING	CD	ADJ	DESC	MEASURE	7/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/27/2010	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%]			

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	256,258
NET AREA	816	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949	CONDITION ELEM	CD
\$NLA(RCN)	\$314	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	816	1957	221.33	180,603		
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	+	WDK	N	WOOD DECK	660		38.40	25,344	EXTERIOR	
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	INTERIOR	
ROOMS	4	1.00		FLOOR COVER	14	COMB	1.00									KITCHEN	
BEDROOMS	2	1.00		INT FINISH	1	PLASTER	1.00									BATHS	
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02									HEAT	
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00									ELECT	
TOT FIXTURES	3	\$2,081															
# UNITS	1	1.00															
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$176,800