

Key: 7644

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.316

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| MAIDA LAWRENCE A & MARIA G<br>3 HATHAWAY AVE<br>PEABODY, MA 01960 |  |  |  | 73-8-7-0   |    |            |              | 19 OLD MOUTH RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| MAIDA LAWRENCE A & MARIA  |  |  |  | 08/31/2012 | QS | 335,000    | (117959)     |                 |  |  |  |
| FARINA CAROLE L   |  |  |  | 08/13/1994 | F  | 100        | (85064)      |                 |  |  |  |
| FARINA CAROLE L   |  |  |  | 08/13/1993 | XX | 100        | (C00085064)  |                 |  |  |  |

| 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    | % |
|        |        |               |      |        |       |    |        |   |

LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 4,500    | HUM | 1.00 | 100  | 1.00     | 100 | 1.00 | RV2 | 1.25 |            | 434,910   |

| TOTAL | 4,487 SF   | ZONING | FRNT         | 51      | ASSESSED       | CURRENT        | PREVIOUS |
|-------|------------|--------|--------------|---------|----------------|----------------|----------|
| Ngh   | HUMAROCK   | NOTE   |              |         | LAND           | 434,900        | 395,400  |
| Inf1  | FACTOR 100 |        | BUILDING     | 127,700 | 115,300        |                |          |
| Inf2  | PHY 100    |        | DETACHED     | 200     | 200            |                |          |
|       |            |        | OTHER        | 0       | 0              |                |          |
|       |            |        | <b>TOTAL</b> |         | <b>562,800</b> | <b>510,900</b> |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  | 1975 | 20    | 17.03     | 200   |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/27/2015 | SJ  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/27/2015 | 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%] |         |            |     |

BUILDING

| YEAR BLT     | 1956  | SIZE ADJ   | 1.000 |
|--------------|-------|------------|-------|
| NET AREA     | 824   | DETAIL ADJ | 0.791 |
| \$NLA(RCN)   | \$225 | OVERALL    | 1.000 |
| CAPACITY     |       | UNITS      | ADJ   |
| STORIES      | 1     | 1.00       |       |
| ROOMS        | 4     | 1.00       |       |
| BEDROOMS     | 2     | 1.00       |       |
| BATHROOMS    | 1     | 1.00       |       |
| # 1/2 BATHS  | 0     | 1.00       |       |
| TOT FIXTURES | 3     | \$1,898    |       |
| # UNITS      | 1     | 1.00       |       |

| ELEMENT         | CD | DESCRIPTION   | ADJ  |
|-----------------|----|---------------|------|
| FOUNDATION      | 2  | SLAB          | 0.95 |
| EXT COVER       | 7  | STUCCO        | 0.98 |
| ROOF SHAPE      | 2  | HIP           | 1.00 |
| ROOF COVER      | 1  | ASPH SHINGLES | 1.00 |
| FLOOR COVER     | 14 | COMB          | 1.00 |
| INT FINISH      | 1  | PLASTER       | 1.00 |
| HEATING/COOLING | 1  | FORCED AIR    | 1.00 |
| FUEL SOURCE     | 99 | N/A           | 1.00 |

| S | BAT | T | DESCRIPTION    | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|----------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA      | 824   | 1956 | 201.26    | 165,837 |
| B | EPA | N | ENCLOSED PORCH | 112   |      | 90.20     | 10,102  |
|   | F11 | O | FPL 1S 1OP     | 1     |      | 7,281.00  | 7,281   |

| TOTAL RCN      | 185,118    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 1972 / 50  |
| COND           | 31 31 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 31 % GD 69 |
| RCNLD          | \$127,700  |

