Key: 7681

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,353

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FARINA JOHN A & TRS FARINA JOSEPHINE A TRS 31 CHILTERN ROAD WESTON, MA 02493	73-5-12-R	10 OCEAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FARINA JOHN A & TRS	11/23/2018	F	100	(127796)
FARINA JOHN A & JOSEPHINE	01/01/1973	QS	22,000	(49546)
CONKEY HELEN V	01/01/1970	XX		(C00043831)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

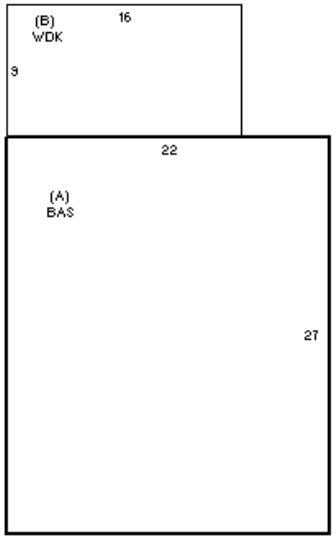
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1106	10/20/2022	3	ALTERATIONS	80,800	06/02/2023	NC	100	100
90-340	06/19/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,383	HUM 1.00	100 1.00	100 1.00	748,000	7.85	100 1.00	WF7 1.70			590,850

TOTAL	4,400 SF	ZONING		FRNT	50
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	590,900	505,500
BUILDING	96,000	58,700
DETACHED	0	0
OTHER	0	0
TOTAL	**686,900**	**564,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/27/2010	PL
LIST	4/27/2010	EST
REVIEW	7/5/2023	MR

YEAR BLT	1944	SIZE ADJ	1.000
NET AREA	594	DETAIL ADJ	0.708
$NLA(RCN)	$231	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	$1,699
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	594	1944	204.92	121,720
B	WDK	N	WOOD DECK	144		38.40	5,530
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	ODS	O	OUT DOOR SHOWER	1		950.00	950

TOTAL RCN	137,180

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$96,000