

Key: 7684

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.356

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RAFTERY DAVID L & PAULA F 5 FLETCHER STEELE WAY MILTON, MA 02186				73-5-17-0				21 ALDEN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAFTERY DAVID L & PAULA F				06/21/2002	QS	715,000	(101500)				
DANGORA RICHARD D TRUSTEE				11/16/1981	XX		(C00065667)				
DANGORA RICHARD D				11/16/1981	XX		65667-0				

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 %
89-54	02/17/1987	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	4,000	HUM 1.00	100 1.00	100 1.00	748,000	8.57	100 1.00	WF7 1.70			588,670

TOTAL	4,008 SF	ZONING	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	588,700	503,700		
Inf1	FACTOR 100		BUILDING	299,000	269,500		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	887,900	773,400		

DETACHED

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



BUILDING	CD	ADJ	DESC	MEASURE	12/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/13/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,326	DETAIL ADJ	1.122
\$NLA(RCN)	\$301	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,488	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
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	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	728		52.20	38,005
A	BAS	L	BASE AREA	728	1978	247.16	179,933
+	USF	L	UPPER STORY FIN	598	1978	224.77	134,410
+	WDK	N	WOOD DECK	820		38.40	31,488
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	398,628
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	\$299,000

